

FOR LEASE

29781 Fraser Highway, Abbotsford

Well Positioned 34,760 Square Foot Warehouse Situated on 2.11 Paved Acres



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Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

29781 FRASER HIGHWAY

Abbotsford, BC

Macdonald Commercial is pleased to present the opportunity to lease an exceptionally maintained 34,760 square foot warehouse situated on 2.11 paved acres in the Abbotsford submarket. The facility boasts 30' warehouse ceilings, 6 at grade loading doors, 5 five ton O/H cranes in addition to a myriad of high-end amenities. The subject property is located on Fraser Highway minutes away from Highstreet Shopping Centre in addition to the Mt Lehman onramp to Highway 1 and other major thoroughfares.

Ideally suited for farm industrial and growing medium manufacturer uses consistent with A5 zoning.

Please inquire for more particulars.





PROPERTY INFORMATION

Address: 29781 Fraser Hwy, Abbotsford
PID: 026-507-285
Total Floor Area: 34,760 SF
Warehouse: 21,625 SF
Office: 13,136 SF (3 Storeys)
Paved Yard Area: 92,000 SF (2.11 Acres)
Additional Improvements: 2,400 SF Quonset
Loading doors (at grade): 6 (Four 20x20ft, Two 16x16ft)
Ceiling Height: 30 ft clear
Overhead Cranes: Five 5 Ton O/H Cranes (27' clear below hook)

Power: 600V, 3 Phase
Heating: Warehouse - natural gas infrared tube heaters, Office - 6 heat pumps throughout

Parking stalls: 58+
Year Built: 2006

LEASE PARTICULARS

Base Rent: Inquire
Additional Rent: Inquire
Availability: 1 month



A5 - AGRICULTURAL & FARM INDUSTRIAL ZONE

permitted principal uses:

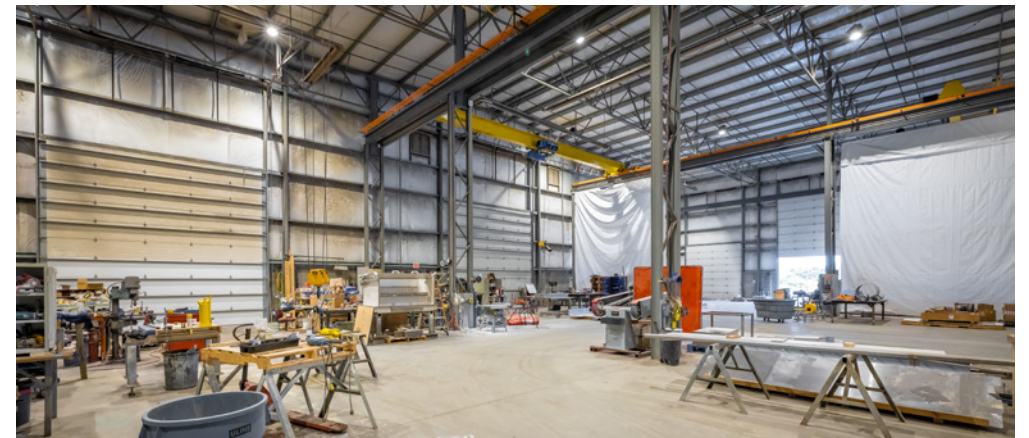
- » All Uses permitted in Section 210.1.1 of the A1 Zone
- » Farm Industrial
- » Growing Medium Manufacturer Use

Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the Agricultural Land Commission Act, S.B.C. 2002, c.26, as well as limited Farm Industrial Uses.

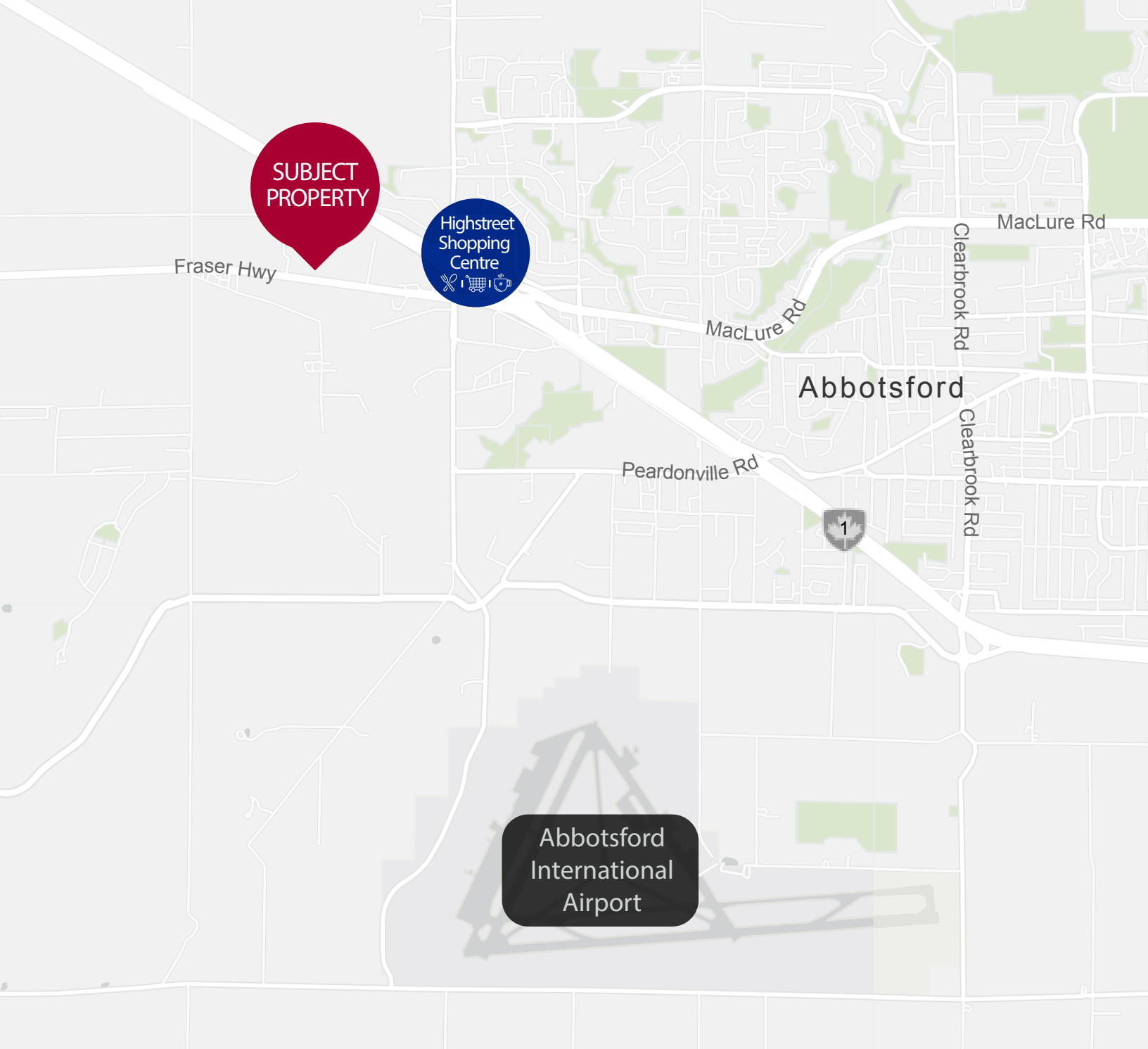
FEATURES

- » Constructed in 2006
- » 30' clear ceiling height
- » 6 Loading Doors (Four 20x20ft, Two 16x16ft)
- » Five 5 Ton O/H Cranes
- » Efficient LED lighting throughout
- » High efficiency heat pump system throughout office area (6 heat pumps)
- » 6 washrooms
- » A myriad of office rooms including finished lunch/board rooms, storage and reception areas.
- » Elevators servicing the 3 storey office space
- » 2.11 acres of paved yard space
- » 600 V, 3 Phase Power

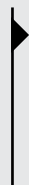








Travel Times



Mt Lehman Onramp
to Highway 1

1 min

Downtown
Abbotsford

10 mins

Sumas US Border
Crossing

15 mins

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