

**44405 PROGRESS WAY**  
CHILLIWACK, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**NEW PRICE**



## 2.43 ACRES OF INDUSTRIAL LAND **FOR SALE**

Zoned M-4 Heavy Industrial  
Centrally Located in Chilliwack

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# 44405 PROGRESS WAY

CHILLIWACK, BC

## Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to purchase 2.43 acres of land. The subject property is situated on the corner of Progress Way and Aitken Road in Chilliwack. This lot provides quick and easy access to Highway 1 via the Lickman Road Interchange and convenient access to the US border. Exit 116/Lickman Road Interchange is a major freeway interchange suitable for the traveling public and a major trucking hub. This lot offers excellent exposure to Progress Way and Aitken Road with 524 feet of frontage to Progress Way and 170 feet of frontage to Aitken Road.

## Property Features

- » High exposure corner property
- » Desirable industrial zoning
- » Easy access to Hwy 1
- » Convenient access to US Border
- » Proximity to retail and hospitality amenities
- » Electrical service on site
- » Services near lot line

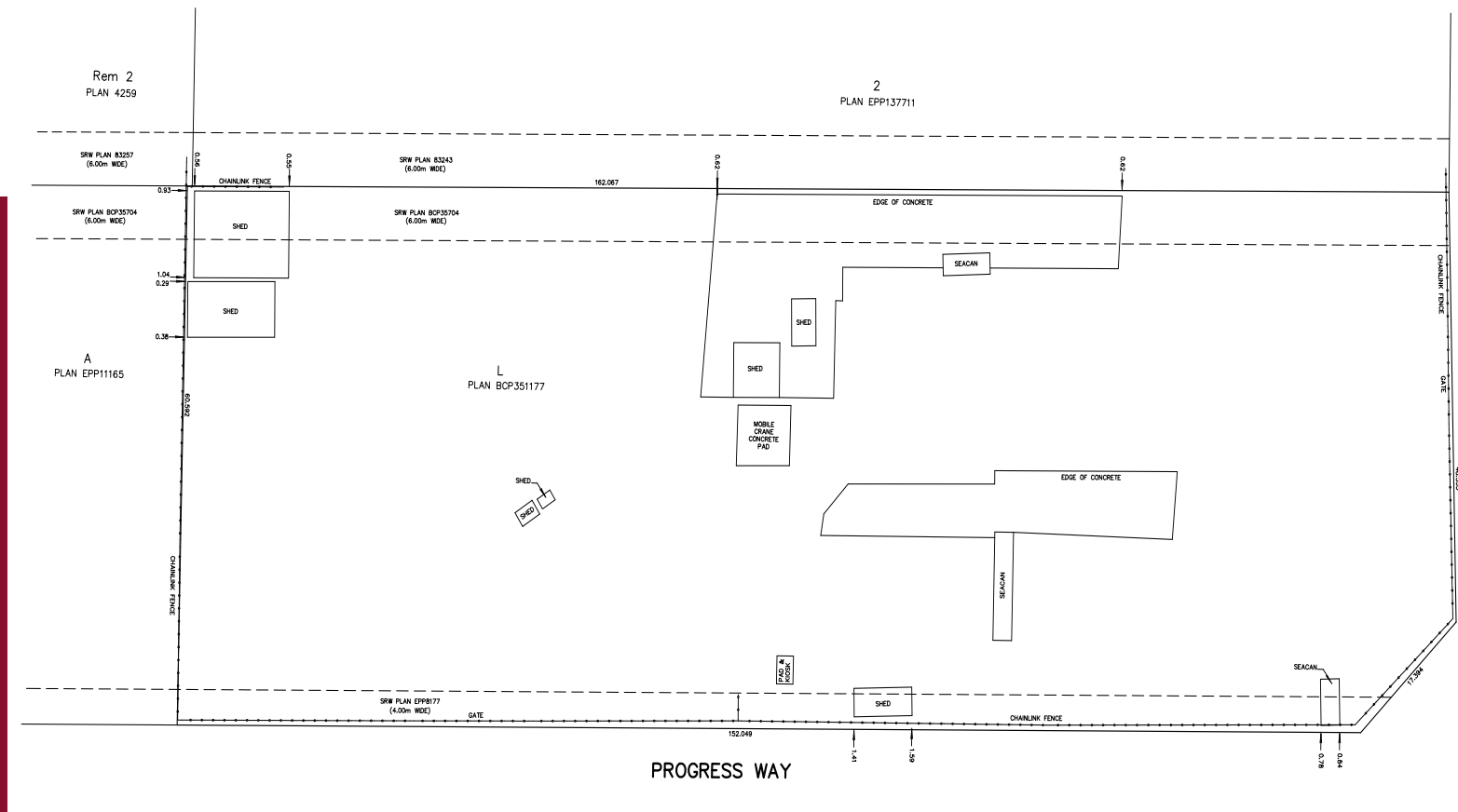
## Due Diligence Materials

- » Survey Mortgage Certificate
- » Environmental Reports completed 2026
- » Appraisal



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## Survey



**Site Size** 2.43 Acres

**PID** 027-412-296

**Legal Description** LOT L DISTRICT LOT 269 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP35117

**Zoning** M4 - Heavy Industrial ([click to view bylaw](#))

**Assessed Value** \$8,258,000 (2025)

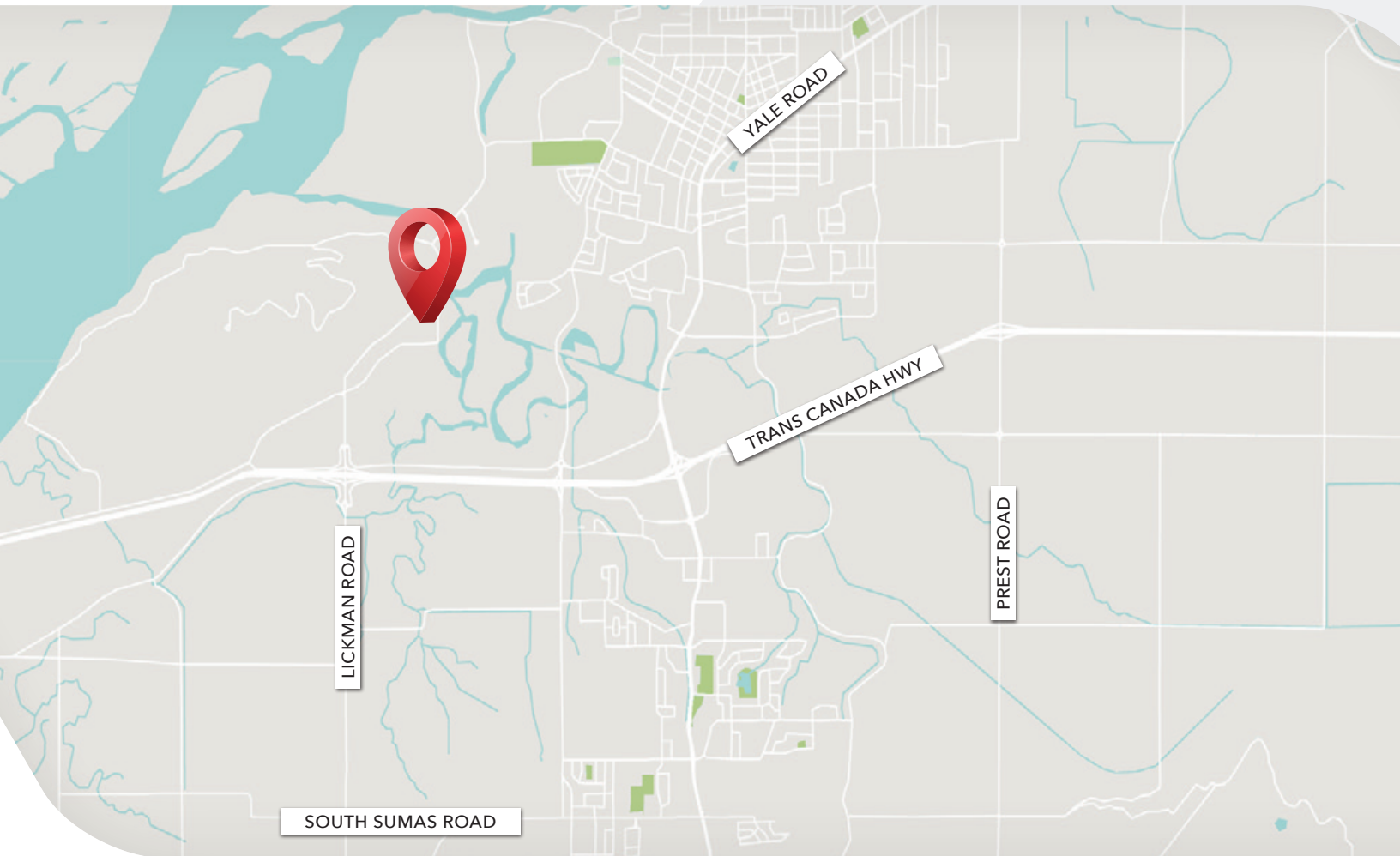
**Property Taxes** \$78,016.21 (2025)

**Asking Price** \$7,995,000

**Availability** Upon Closing

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## Drive Times



**Trans-Canada Highway**  
5 min | 1.9 km



**Highway 7**  
26 min | 29.9 km



**Hope**  
36 min | 57.3 km



**Highway 11**  
20 min | 26.0 km



**Abbotsford Intl. Airport**  
30 min | 37.1 km



**Sumas Border Crossing**  
35 min | 32.6 km



**Mission**  
34 min | 39.3 km



**Lynden Border Crossing**  
42 min | 47.1 km



**Fraser Surrey Docks**  
64 min | 81.6 km

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