

1 - 46197 FOURTH AVENUE, CHILLIWACK
7,275 SF WAREHOUSE AND OFFICE SPACE

**FOR
LEASE**



WILLIAM | WRIGHT

STEPHEN GAMMER, CCIM
PERSONAL REAL ESTATE CORPORATION
stephen.gammer@williamwright.ca
604.546.5555





1-46197 Fourth Avenue

This warehouse is centrally located in Chilliwack about 1 KM north of the airport and only 5 minutes to Hwy 1. It has a retail/office of approximately 1,225 SF and two washrooms, it has a warehouse of just over 6,000 SF. It has one large grade level overhead bay-door 15'x 14' with heavy power: 400 amp 240 V 3 phase with a warehouse ceiling of 17' and a small bonus mezzanine 228 SF (not included in the SF).



6,085 SF Warehouse



1,225 SF Front Office



Extra Wide 15' x 14' Grade Level Overhead door



**Heavy Power: 400 amp 240 V
3 Phase**



Salient Facts

SIZE

+/- 6,050 SF Warehouse

+/- 1,225 SF Office

+/- **7,275 SF Total Size**

PARKING

5 Stalls

ZONING

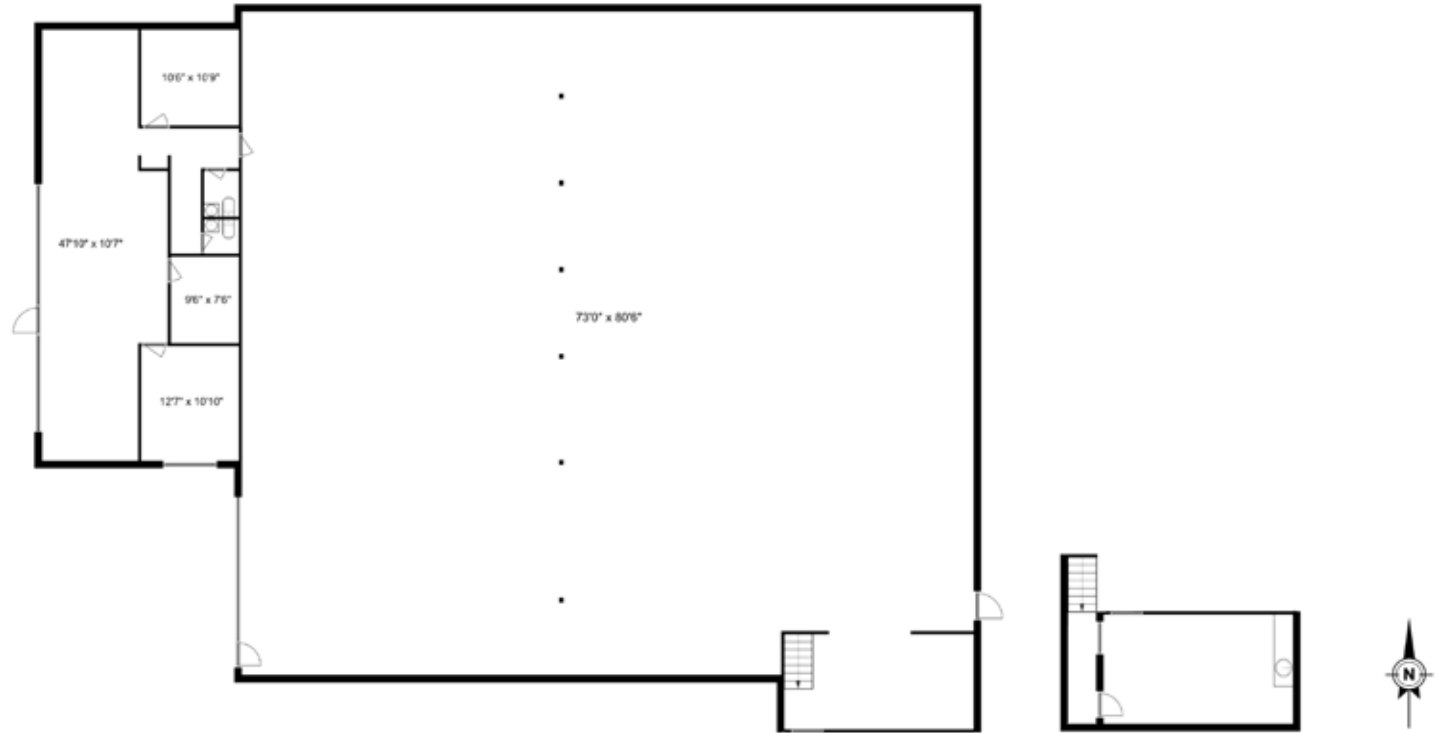
M-1

BASIC RENT

\$14.00/FT

ADDITIONAL RENT

\$4.35/FT



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



EXPERIENCE THE HEART OF CHILLIWACK — SURROUNDED BY AN ABUNDANCE OF AMENITIES



Location

Chilliwack is about 100km from the city of Vancouver and is positioned in one of the fastest growing regions in BC. Chilliwack's population and employment growth have been outpacing other municipalities and the trend is expected to continue. Conveniently located only five minutes north of Highway No. 1 this part of the city has many amenities including restaurants, and the Chilliwack Airport.

Contact Listing Agent

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