

**AVISON  
YOUNG**

# For Lease

West Building, 2995 Cameron Road  
Agassiz, BC



36,000 sf warehouse and office space  
offered at an affordable lease rate

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## Property details

### GROSS BUILDING AREA

|               |           |
|---------------|-----------|
| West Building | 36,000 sf |
| Building 3    | Leased    |
| Building 4    | Leased    |

**BASIC LEASE RATE: \$9.95 psf**

**ADDITIONAL RENT ESTIMATE: \$3.91 psf**

**AVAILABILITY:** Immediate

## Opportunity

Avison Young presents an affordable opportunity to lease warehouse and office space well below market rates observed elsewhere in the Fraser Valley.

Situated in the eastern Fraser Valley in Agassiz, BC. With easy access to major highways such as the Trans-Canada Highway (Highway 1) and the Lougheed Highway (Highway 7), this location provides seamless connectivity throughout Metro Vancouver and the Fraser Valley.

## Zoning

M2 (Heavy Industrial Zone) allows for industrial uses, processing, manufacturing vehicle storage, and accessory office.

*\*Please contact listing team for full details on permitted zoning*



## West Building

### Distribution warehouse and office space

Approximately 36,000 sf



## Key features



### Office area

- M/F bathrooms
- Lunchroom
- Change room
- Two (2) large private offices



Insulated steel construction



Sprinklered



Telus data connection



T8 & LED lighting fixtures on motion sensors



23' clear ceiling height



Radiant tube heating



Ample power

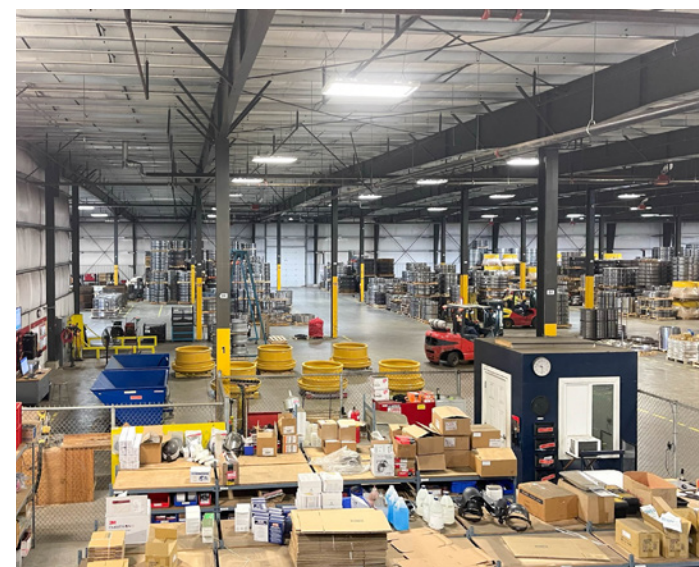


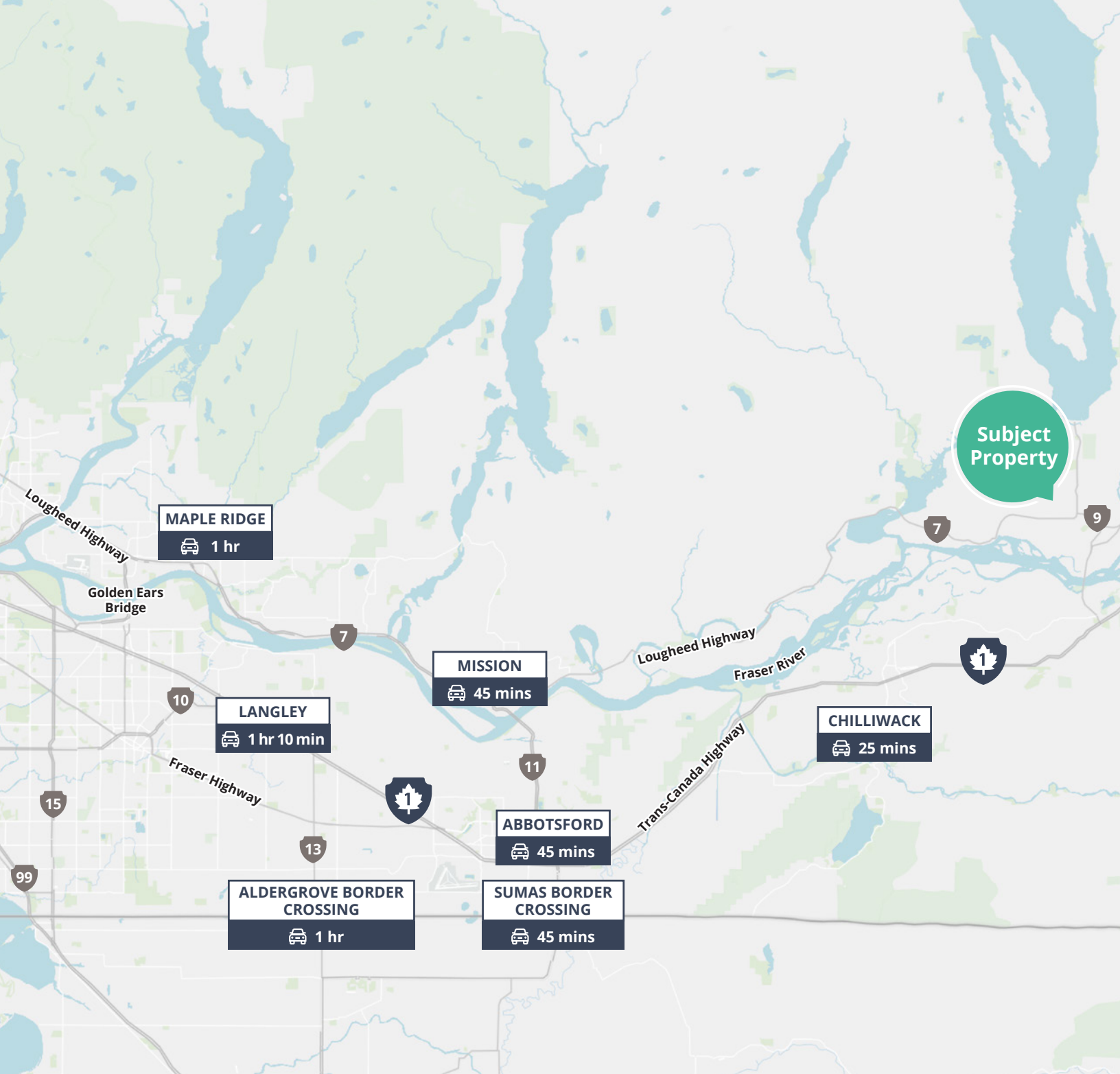
### Loading

- Two (2) dock height loading doors with mechanical levellers (10' x 10')
- One (1) grade loading door (10' x 10')
- Two (2) oversized grade loading doors (14' x 14')



21' x 59' column spacing





## Contact for more information

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**AVISON  
 YOUNG**

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