

Industrial | For Sale

CBRE

Unit 150

1891 Foy Street

Abbotsford, BC

11,499 SF End-Cap Unit with Expansive Wrap-Around Glazing
Dock and Grade Loading at Foy Street Business Centre

****\$200,000 Purchaser Improvement Credit****



Unit 150 - 1891 Foy Street | Abbotsford, BC
11,499 SF End-Cap Unit with Expansive Wrap-Around Glazing



The Opportunity

CBRE Limited is pleased to present the opportunity to purchase a brand-new end-cap unit at Foy Street Business Centre offering excellent corporate appeal. Enjoy the expansive glazing of the wrap-around windows, providing natural light and views to energize your all-encompassing head office, showroom, and warehouse space.

The property is located in Abbotsford's west industrial area just off Highway #1 at the Clearbrook Road exit and is situated 5 minutes to Abbotsford International Airport, 15 minutes to the US Border crossing, and 60 minutes to Vancouver International Airport.

Area Breakdown

Ground Floor Warehouse	8,052 SF
Office Mezzanine	1,600 SF
Storage Mezzanine	1,847 SF
Total	11,499 SF

**Areas are approximate.*



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Property Details

12

Zoning (General Industrial)

Immediately

Available

Up to 17

Parking Stalls

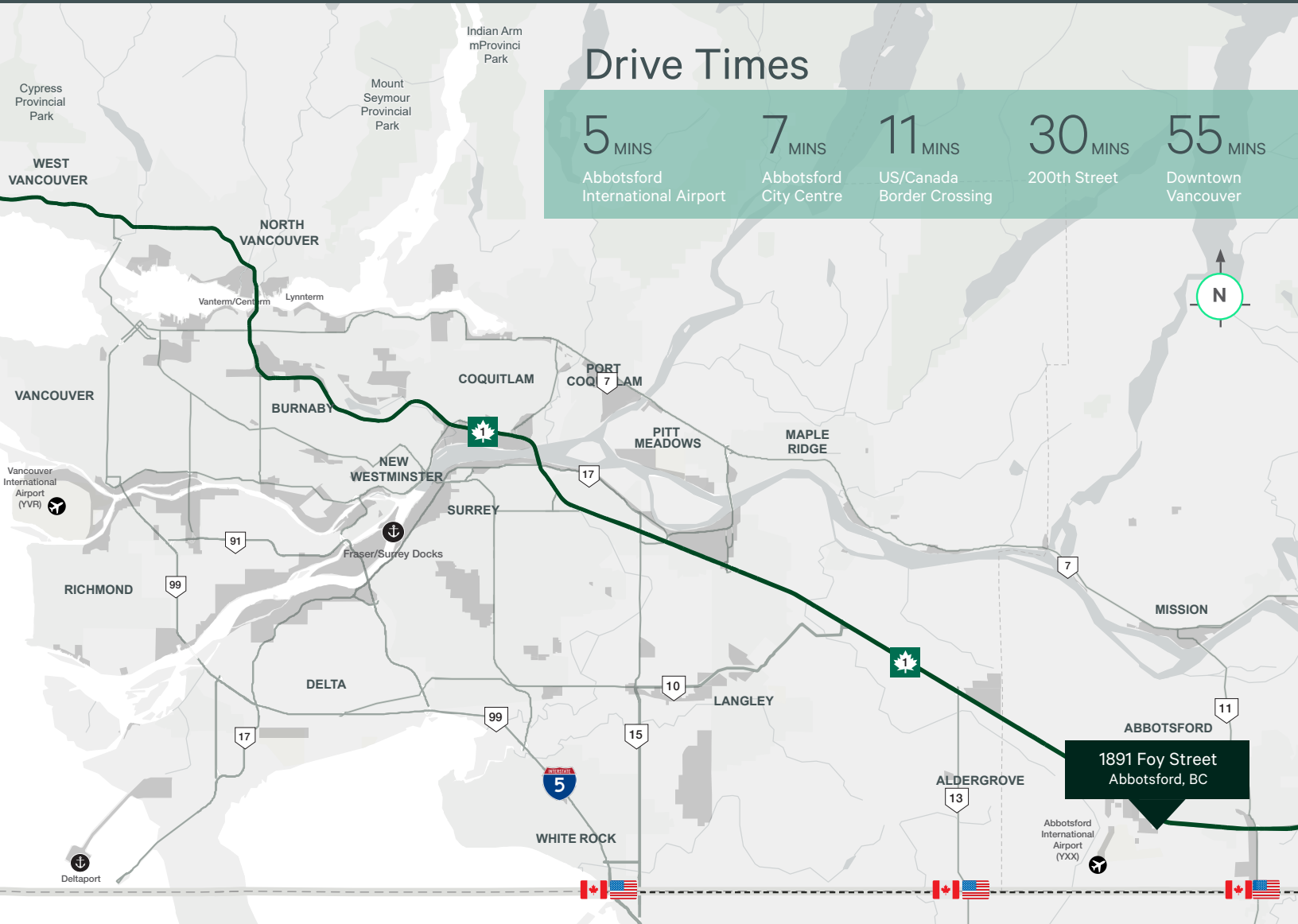
\$5,381,532

Sale Price (\$468 PSF)



Space Features

- + **Loading**
1 dock loading door and 1 grade loading door
- + **Ceiling Height**
26' clear
- + **Electrical Service**
125 amp, 347/600-volt, 3-phase electrical service
- + **Mezzanine**
Structural steel with 100 lbs PSF floor load capacity
- + **Sprinklers**
ESFR sprinkler system
- + **Warehouse Heating**
Gas fired, forced air heating units
- + **Floor Load**
500 lbs PSF floor load capacity
- + **Interiors**
Significant window glazing and 3 skylights providing an abundance of natural light throughout unit
- + **Office**
Up to 4,600 SF of office build-out available



Contact

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