

XCHANGE

BUSINESS PARK AT MOUNT LEHMAN

BRAND NEW INDUSTRIAL SPACE FOR LEASE



MOUNT LEHMAN WAY
ABBOTSFORD, BC



LOCATION

The Lower Mainland's Most Convenient Industrial Hub

Anchored in the heart of the Lower Mainland, Abbotsford is a vibrant city with a thriving economy and bustling industrial lands less than an hour's drive from Vancouver's downtown core.

With its university, regionally-serving business, hospital, diverse employment base, airport, and half of the region's population, it's no surprise Abbotsford has become a major hub of activity and a catalyst for eastward migration from Vancouver.

The largest city by area in British Columbia, Abbotsford is only 20 minutes away from two major US border crossings and has direct access to the Province's primary transit corridor, Highway 1.

Abbotsford has the most diverse economy among mid-sized cities in Canada, with industrial labour comprising 30% of the City's total labour force. As the primary employment, business centre, and industrial hub of the Fraser Valley, and fast and efficient access to Vancouver, Abbotsford is a highly desirable location to invest in.



Neighbourhood Amenities

- Offers a wide variety of state-of-the-art services from the iconic Highstreet Shopping Centre to the Fraser Valley Automall.
- An assortment of nearby employee amenities that include: Famoso Pizza, Starbucks, McDonald's, Freshi, Tim Horton's, Mucho Burrito, Subway, Canadian Brewhouse, Milestone's Bar & Grill, Broddeur's Bistro, Panago Pizza, Quiznos, and several others.
- 12-minute drive to Abbotsford's Historic Downtown.
- Access to local rapid transit system via BC Transit.
- Minutes away from 3 city parks with dedicated pathways for walking and cycling.
- World-class festivals and events like the Abbotsford International Air Show, and the Abbotsford Agrifair.

Superior Accessibility

- Located at 3707 Mount Lehman Road in Abbotsford, a quick 2-minute drive to the Highway 1 interchange at Mount Lehman Road.
- Direct US border access via Sumas Crossing, Aldergrove Crossing, and Peace Arch Crossing.
- 6-minutes from Abbotsford International Airport.
- Approximately 1-hour from Vancouver International Airport.
- Direct connection to the South Fraser Perimeter Road, creating seamless access to the Port of Vancouver's Deltaport Facility.

SITE PLAN



Xchange Business Park is a 140-acre industrial district conveniently located at Mount Lehman Road and Highway 1 Interchange. The property features modern, state-of-the-art, Class A industrial space for lease.

Building sizes range from 35,000 SF to 195,000 SF including build-to-suit opportunities, this new master plan industrial business park is ideal for logistics and warehouse users. Xchange offers a number of industry-leading specifications including 32'+ clear ceiling height, 55' column spacing, dock and grade-level doors, LED to 30-foot candle lighting, ESFR sprinklers, and more.

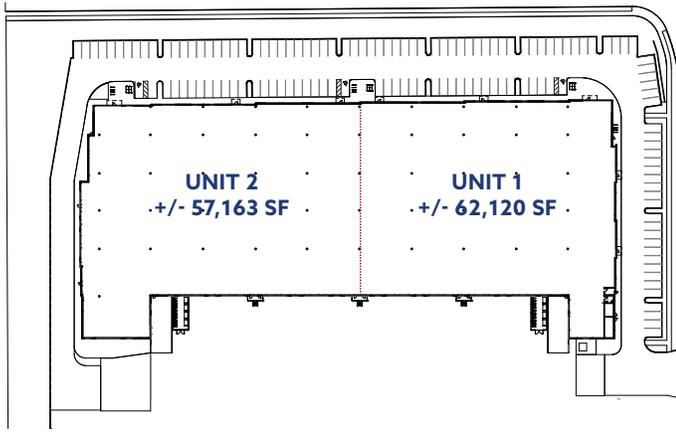
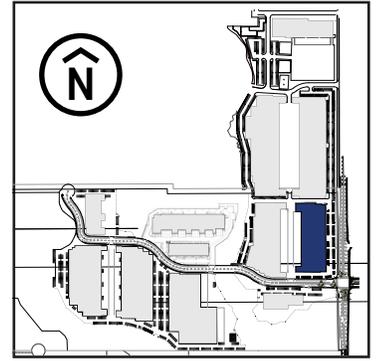


PHASE 1

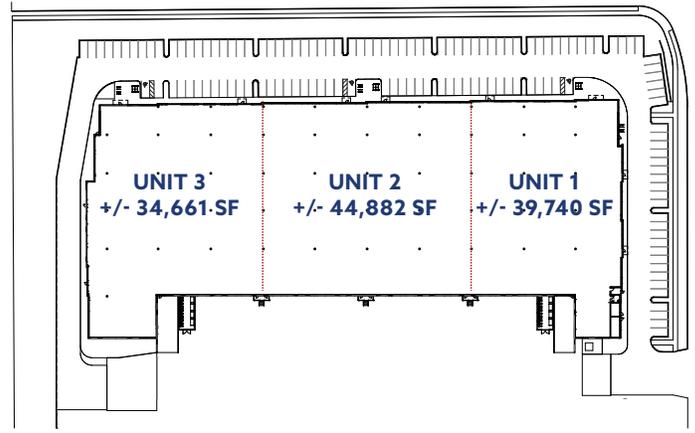
BUILDING DETAILS

BUILDING 1

30375 Blueridge Drive
FOR LEASE



**DEMISING OPTION 1
(2 TENANTS)**

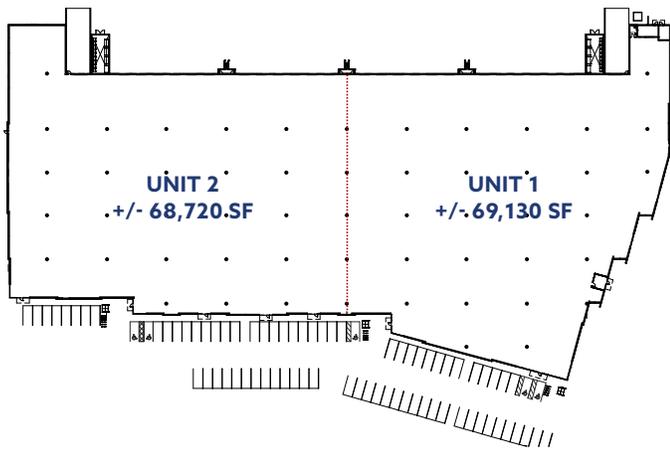
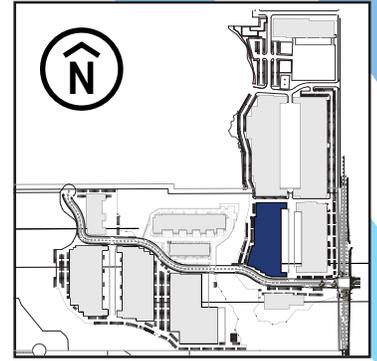


**DEMISING OPTION 2
(3 TENANTS)**

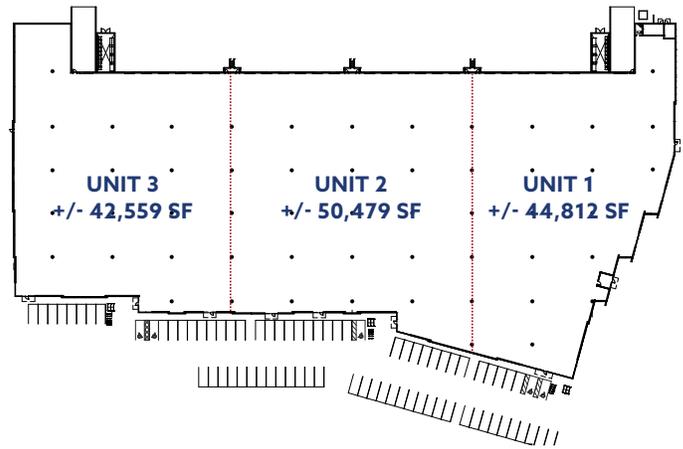
Building Size	+/- 119,283 square feet of ground floor area	Floor Load	750 lbs. psf (live load)
Demising Options	Demising Option 1 (2 Tenants) Unit 1: +/- 57,163 SF Unit 2: +/- 62,120 SF	Warehouse Lighting	LED to 30 foot candle
	Demising Option 2 (3 Tenants) Unit 1: +/- 34,661 SF Unit 2: +/- 44,882 SF Unit 3: +/- 39,740 SF	Sprinkler System	ESFR sprinklers
Zoning	I-2	Column Grid	Typical 55' x 40' column spacing
Ceiling Height	32' clear ceiling height	Power	Maximum connected power 1,730 kva
Loading Doors	20 dock level doors with levellers 2 grade level doors	Heating	Gas fired unit heaters and fans
		Parking Stalls	+/- 146 stalls

BUILDING 2

30315 Blueridge Drive
FOR LEASE



**DEMISING OPTION 1
(2 TENANTS)**

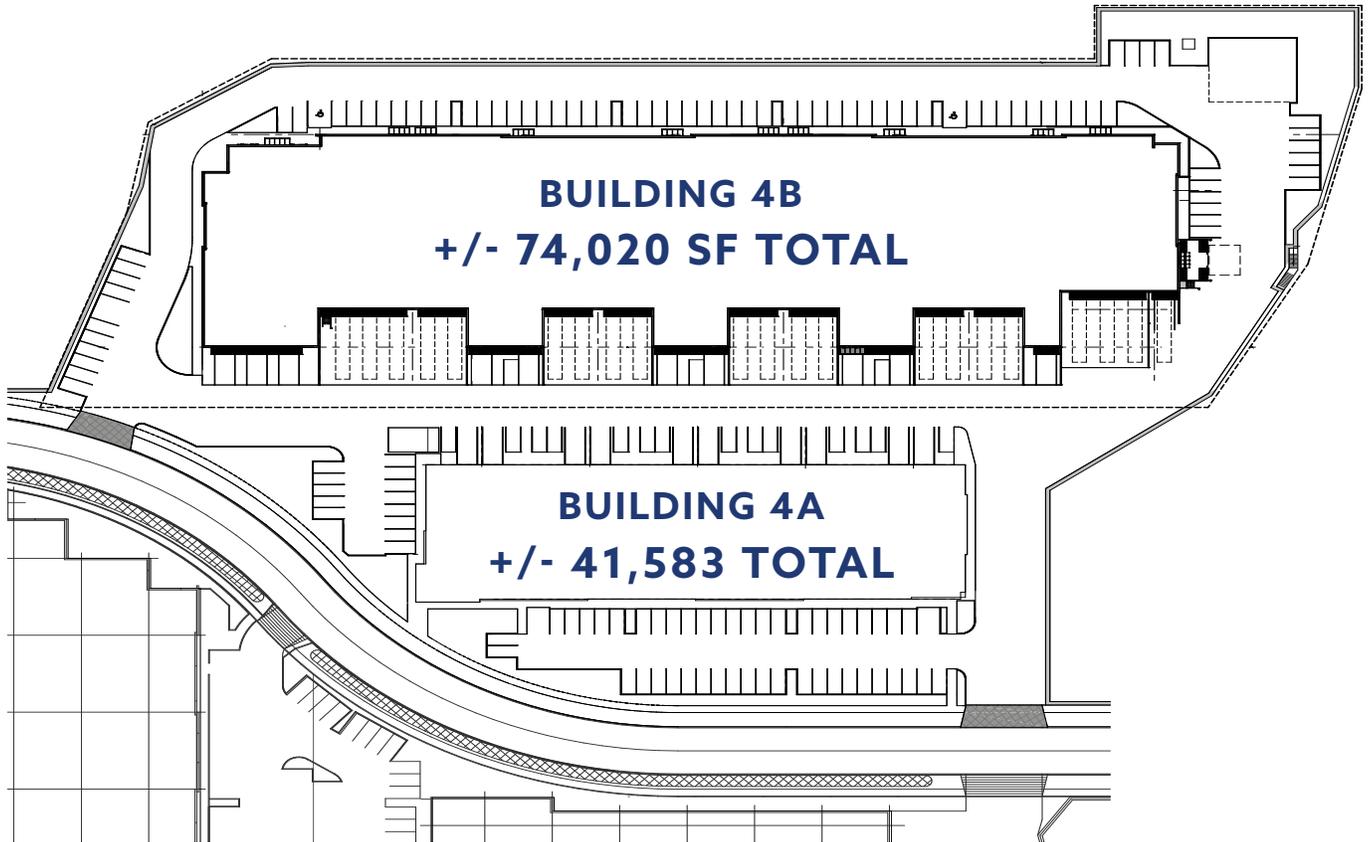
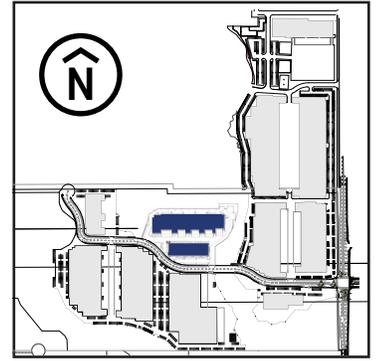


**DEMISING OPTION 2
(3 TENANTS)**

Building Size	+/- 137,850 square feet of ground floor area	Floor Load	750 lbs. psf (live load)
Demising Options	Demising Option 1 (2 Tenants) Unit 1: +/- 68,720 SF Unit 2: +/- 69,130 SF	Warehouse Lighting	LED to 30 foot candle
	Demising Option 2 (3 Tenants) Unit 1: +/- 42,559 SF Unit 2: +/- 50,479 SF Unit 3: +/- 44,812 SF	Sprinkler System	ESFR sprinklers
Zoning	I-2	Column Grid	Typical 55'x40' column spacing
Ceiling Height	32' clear ceiling height	Power	Maximum connected power 2,000 kva
Loading Doors	24 dock level doors with levellers 2 grade level doors	Heating	Gas fired unit heaters and fans
		Parking Stalls	+/- 80 stalls

BUILDING 4

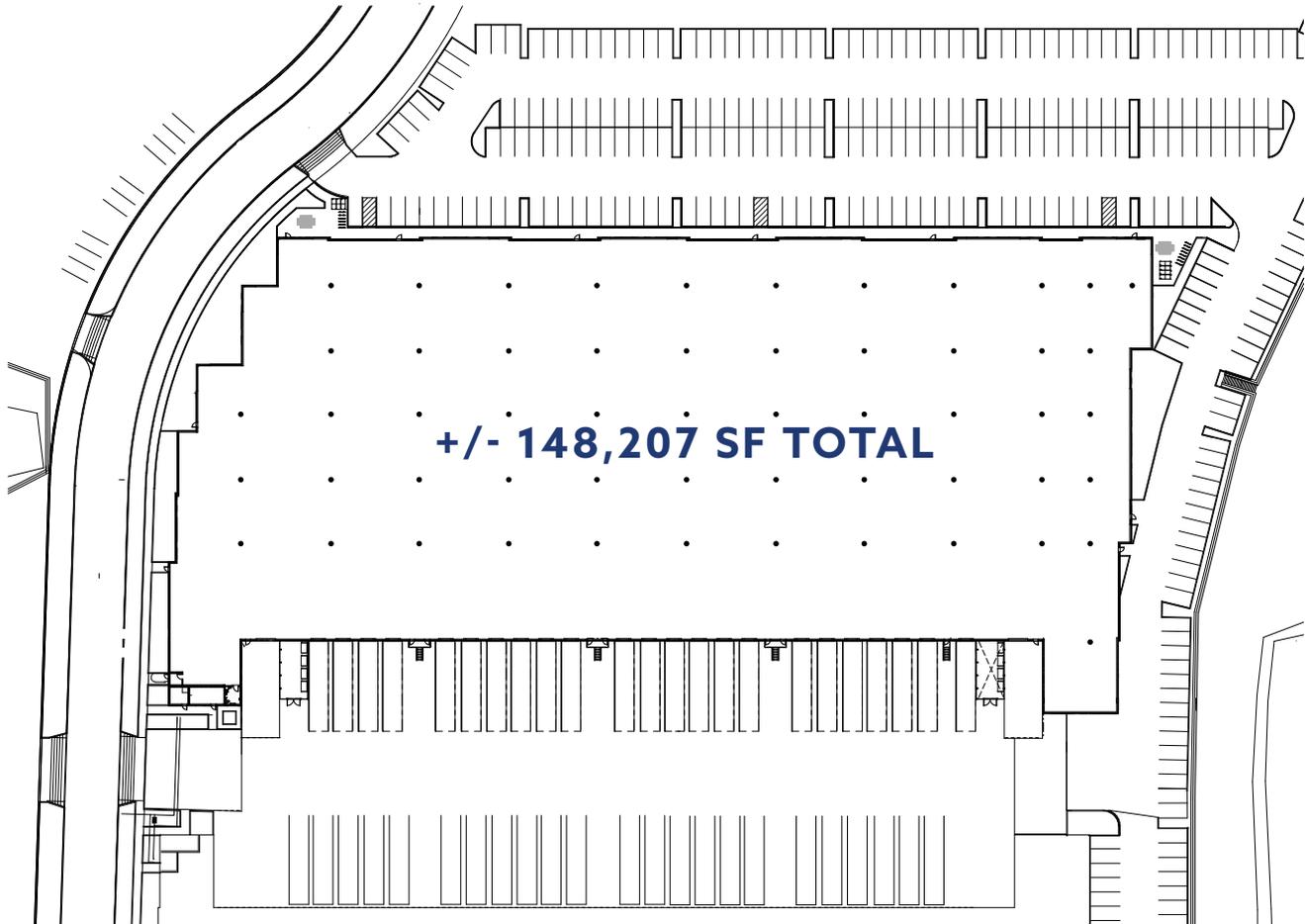
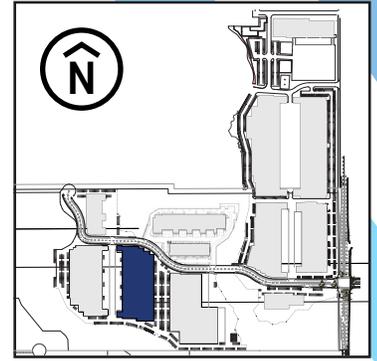
30225 / 30215 Blueridge Drive
FOR LEASE



Building Size	Building 4A: +/- 41,583 SF Building 4B: +/- 74,020 SF	Parking Stalls	Building 4A: 83 stalls Building 4B: 81 stalls
Zoning	I-2	Sprinkler System	ESFR sprinklers
Ceiling Height	4A - 24' clear height 4b - 28' clear height	Column Grid	4A - columns in demising walls 4b - 55' x 40'
Loading Doors	4A - 10 grade doors 4B - 10 grade / 20 dock doors	Power	4A - 1200 Amp 600/347 3Phase 4B - 1600 Amp 600/347 3Phase
Floor Load	500 lbs. psf (live load)	Heating	Gas fired unit heaters and fans
Warehouse Lighting	LED to 30 foot candle		

BUILDING 6

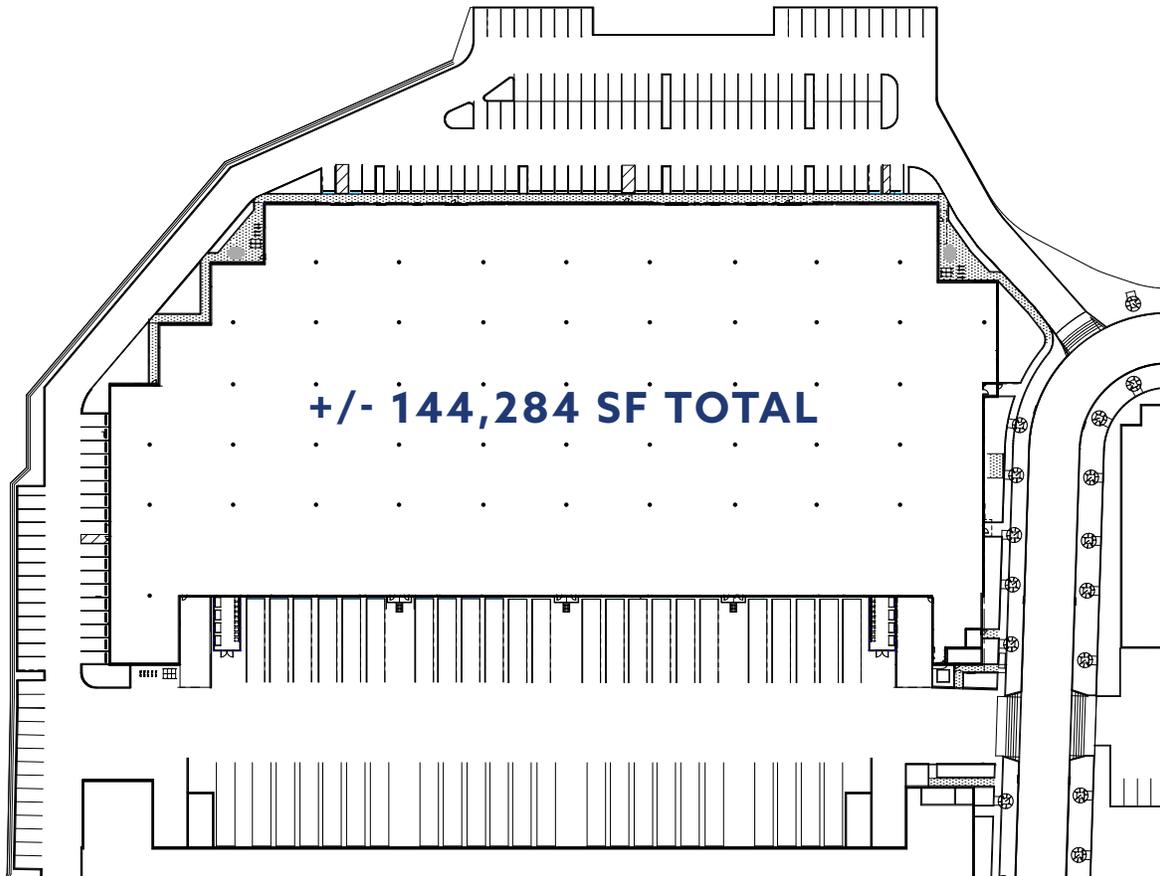
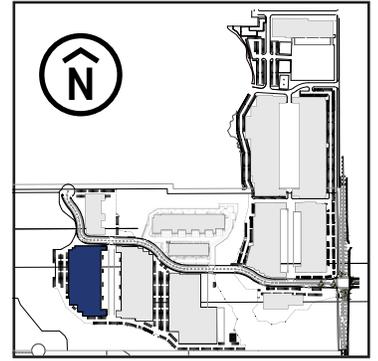
30160 Blueridge Drive
FOR LEASE



Building Size	+/- 148,207 square feet of ground floor area	Sprinkler System	ESFR sprinklers
Zoning	I-2	Column Grid	Typical 55' x 40' column spacing
Ceiling Height	36' clear ceiling height to structure	Power	3 - 400 amps services for 3 future tenants
Loading Doors	23 dock level doors with levellers 2 grade level doors	Heating	Gas fired unit heaters and fans
Floor Load	750 lbs. psf (live load)	Parking Stalls	+/- 153 stalls
Warehouse Lighting	LED to 30 foot candle		

BUILDING 7

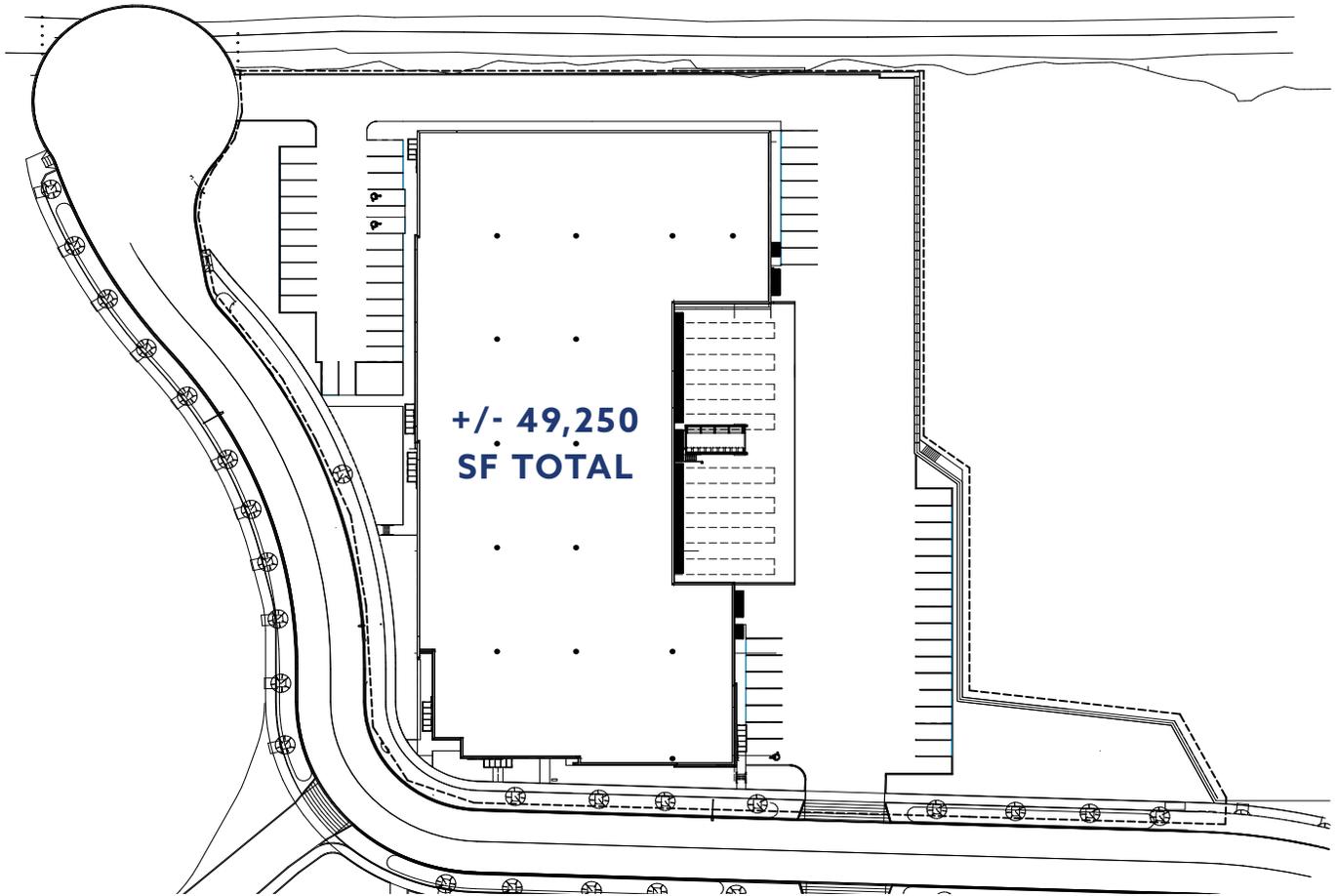
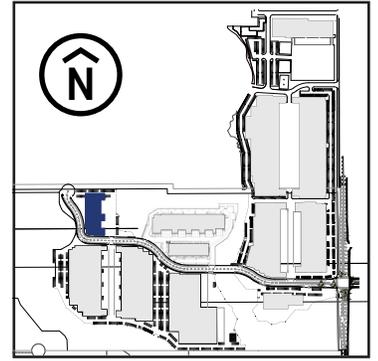
30110 Blueridge Drive
FOR LEASE



Building Size	+/- 144,284 square feet of ground floor area	Sprinkler System	ESFR sprinklers
Zoning	I-2	Column Grid	Typical 55' x 40' column spacing
Ceiling Height	36' clear ceiling height to structure	Power	3 - 400 amps services for 3 future tenants
Loading Doors	23 dock level doors with levellers 2 grade level doors	Heating	Gas fired unit heaters and fans
Floor Load	750 lbs. psf (live load)	Parking Stalls	+/- 148 stalls
Warehouse Lighting	LED to 30 foot candle		

BUILDING 8

FOR LEASE



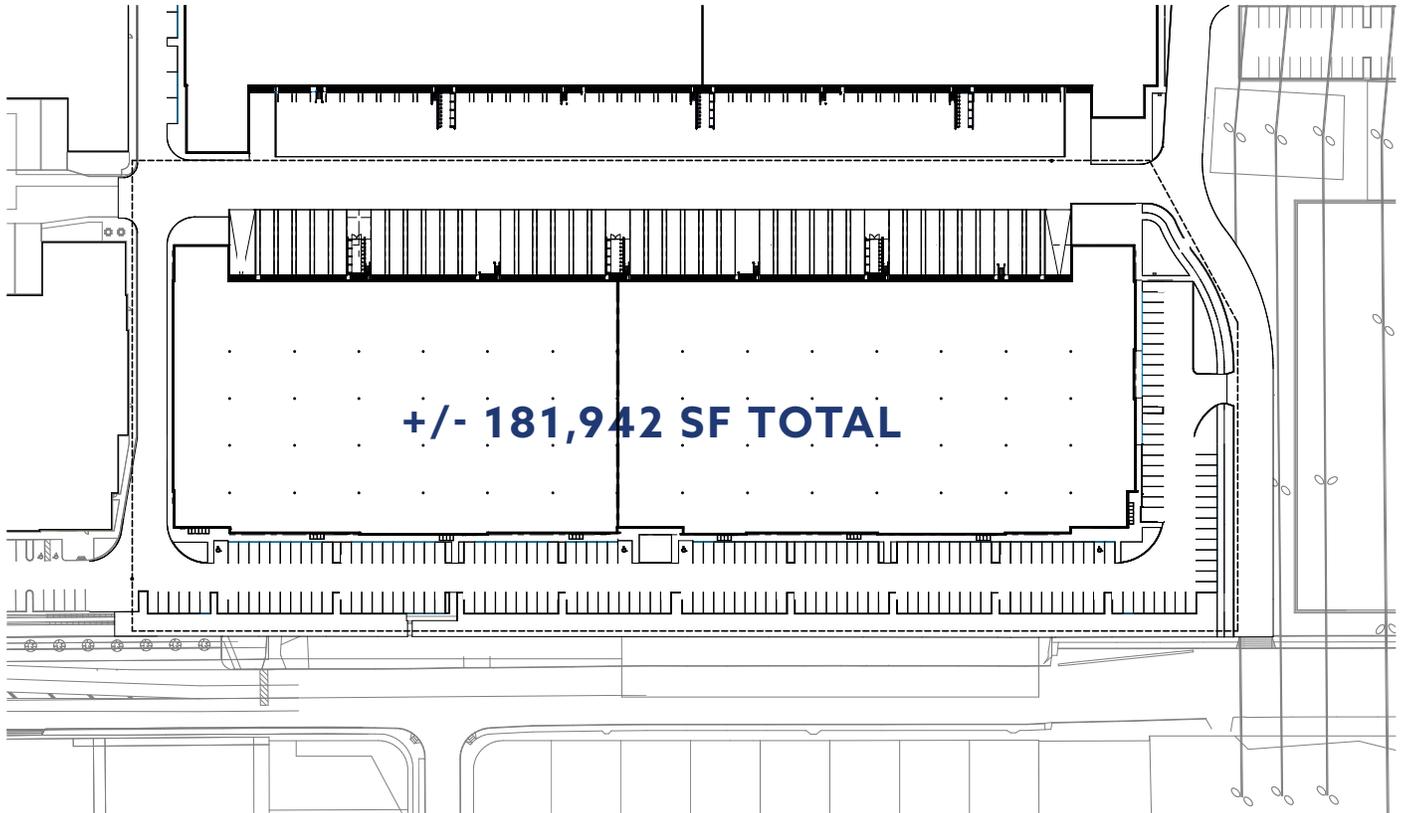
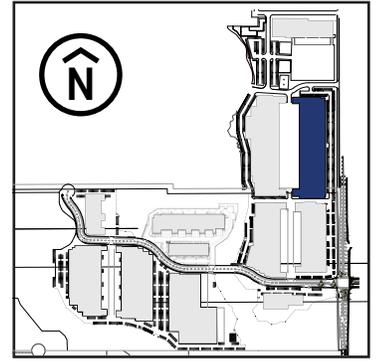
Building Size	+/- 49,250 square feet of ground floor area	Sprinkler System	ESFR sprinklers
Zoning	I-2	Column Grid	Typical 55' x 40' column spacing
Ceiling Height	36' clear ceiling height to structure	Power	Two 800 amp service - 2 tenants
Loading Doors	23 dock level doors with levellers 2 grade level doors	Heating	Gas fired unit heaters and fans
Floor Load	750 lbs. psf (live load)	Parking Stalls	+/- 53 stalls
Warehouse Lighting	LED to 30 foot candle		

PHASE 2

BUILDING DETAILS

BUILDING 9

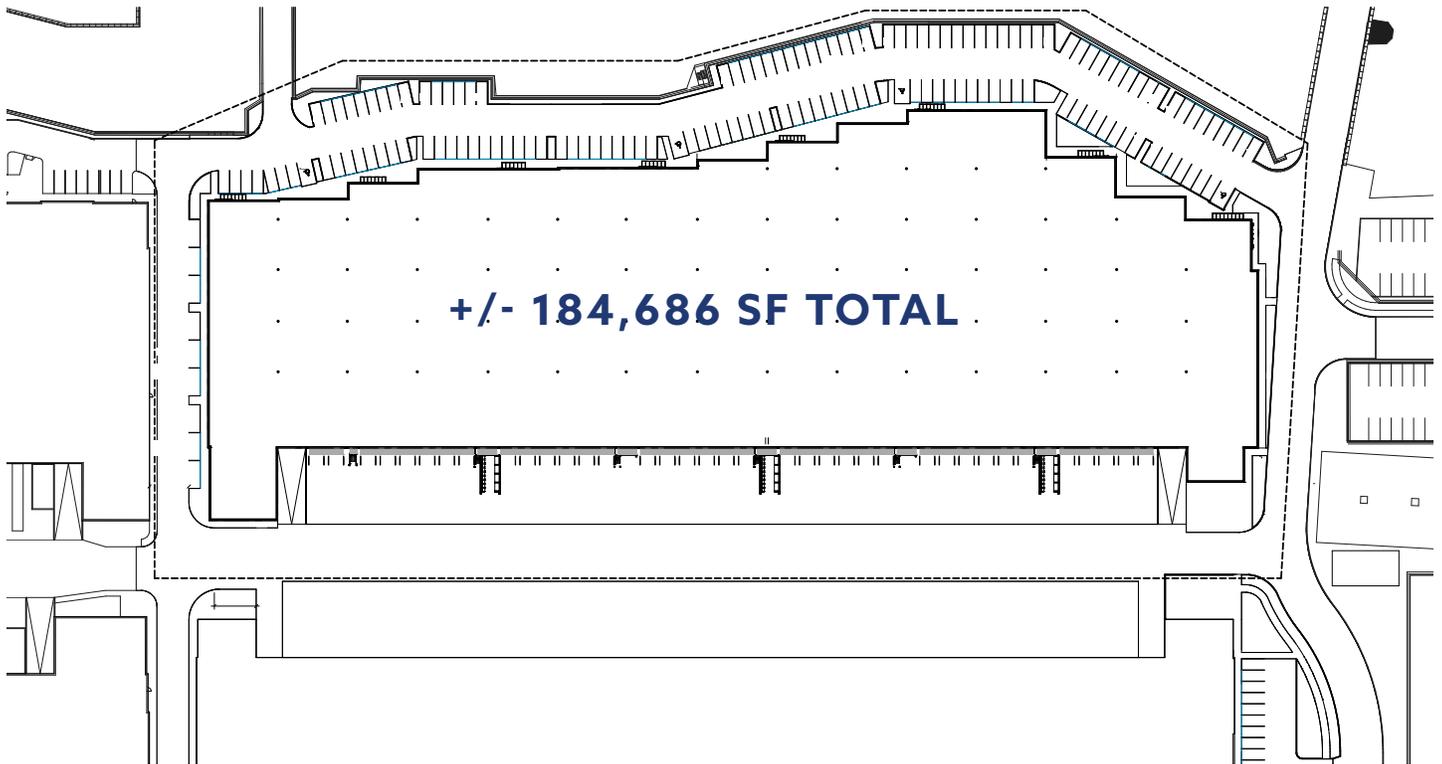
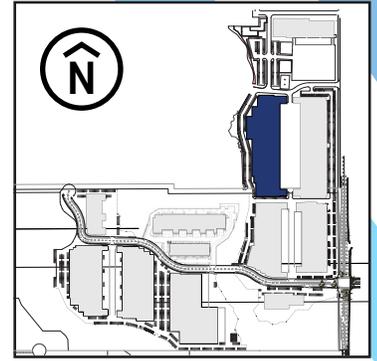
FOR LEASE



Building Size	+/- 181,942 square feet of ground floor area	Sprinkler System	ESFR sprinklers
Zoning	I-2	Column Grid	55' column spacing
Ceiling Height	36' clear ceiling height	Power	1600 amp 347/600-volt main distribution
Loading Doors	34 dock level doors with levellers 4 grade level doors	Heating	Gas fired unit heaters and fans
Floor Load	500 lbs. psf (live load)	Parking Stalls	TBC
Warehouse Lighting	LED to 30 foot candle		

BUILDING 10

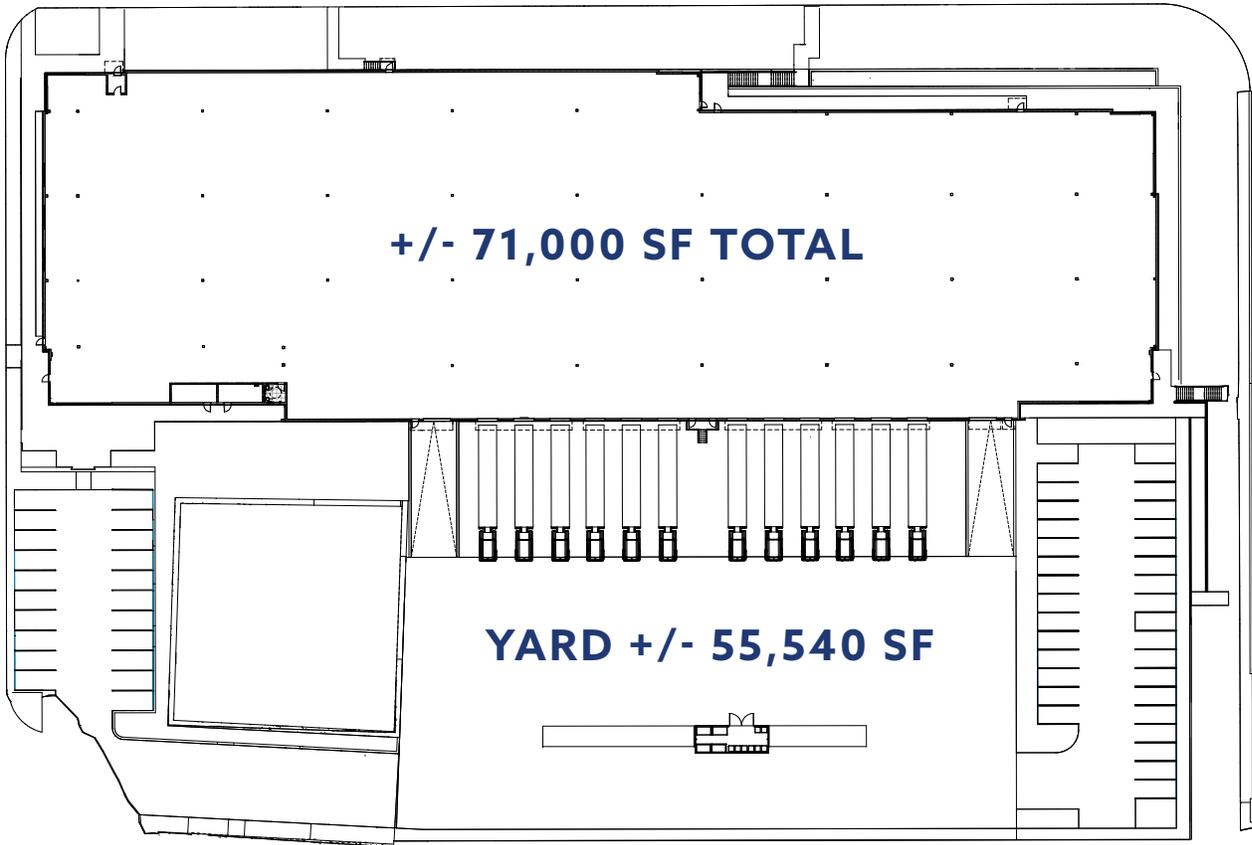
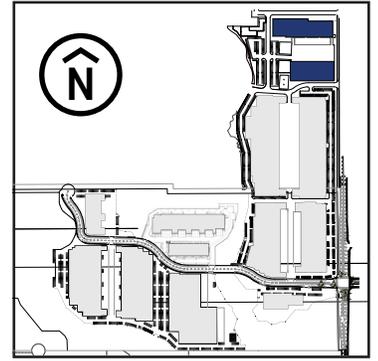
FOR LEASE



Building Size	+/- 184,686 square feet of ground floor area	Sprinkler System	ESFR sprinklers
Zoning	I-2	Column Grid	55' column spacing
Ceiling Height	36' clear ceiling height	Power	1600 amp 347/600-volt main distribution
Loading Doors	34 dock level doors with levellers 4 grade level doors	Heating	Gas fired unit heaters and fans
Floor Load	500 lbs. psf (live load)	Parking Stalls	TBC
Warehouse Lighting	LED to 30 foot candle		

BUILDING 11

FOR LEASE



Building Size	+/- 71,000 square feet of ground floor area (additional mezzanine space can be added)	Sprinkler System	ESFR sprinklers
Zoning	I-2	Column Grid	55' column spacing
Ceiling Height	32' clear ceiling height with southernmost bay stepped down to +/- 20 square feet	Power	Maximum connected power 1,200 kva
Loading Doors	11 dock level doors with levellers 2 grade level doors	Heating	Gas fired unit heaters and fans
Floor Load	500 lbs. psf (live load)	Parking Stalls	+/- 95 stalls
Warehouse Lighting	LED to 30 foot candle	Yard Space	Up to 1.25 acres available adjacent to the building

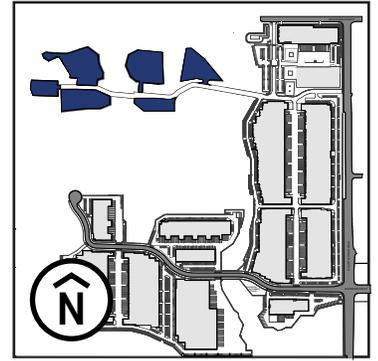
The background features a series of overlapping, parallel lines in various shades of blue, ranging from light cyan to dark navy. These lines are oriented diagonally, creating a sense of depth and movement. The lines are spaced evenly and overlap to form a complex, layered geometric pattern that resembles a stylized arrow or a series of nested chevrons pointing towards the right side of the frame.

YARD SPACE

DETAILS

YARD SPACE

FOR LEASE



	Yard 1	Yard 2	Yard 3	Yard 4	Yard 5	Yard 6
Size	1.12 acres	0.6 acres	1.71 acres	1.35 acres	1.82 acres	0.63 acres
Zoning	I-2					
Yard Surface	Gravel					
Power & Water	Servicing such as power and water are flexible to the needs of the tenant					



XCHANGE BUSINESS PARK

Mount Lehman Road

Abbotsford, BC

xchangebusinesspark.com

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The Developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standards of this development. E&OE