



For Lease

1.0 Acre Industrial Yard Opportunity

3310 McCallum Road, Abbotsford



Josh Gaze
Personal Real Estate Corporation
Vice President
+1 604 754 9859
josh.gaze@colliers.com

Austin Adamson
Senior Associate
+1 604 805 1078
austin.adamson@colliers.com



The *Opportunity*

Situated in Abbotsford's McCallum Industrial area, the subject property offers a 1 acre industrial yard with immediate access to Highway 11. The site provides efficient connectivity to the Trans-Canada Highway and the US border, making it well suited for a range of industrial and transportation users. The Landlord operates from the neighbouring property.

Salient *Facts*

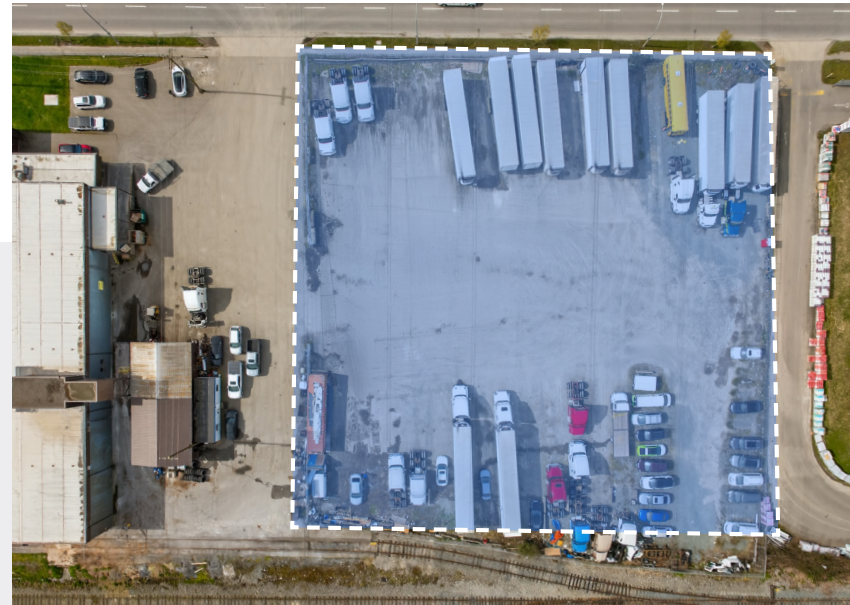
Civic Address 3310 McCallum Road, Abbotsford

Site Area 1.0 Acres

Zoning I3 - High Impact Industrial

Availability Immediate

Lease Rate \$2.80/SF (NNN)



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