

FOR LEASE

7,205 SF MOVE-IN READY WAREHOUSE/
OFFICE MOUNT LEHMAN INDUSTRIAL PARK

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



UNIT 2 - 30455 PROGRESSIVE WAY
ABBOTSFORD, BC

Tony Capolongo
D 604.630.3378 C 604.290.5318
tony.capolongo@lee-associates.com

FOR LEASE | WAREHOUSE/OFFICE SPACE

UNIT 2 - 30455 PROGRESSIVE WAY

ABBOTSFORD, BC

Location

The subject property is conveniently situated in the City of Abbotsford just off of the Mount Lehman Road exit from the Trans-Canada Highway. This location offers quick drive times to all communities in the Lower Mainland.

Zoning

I-2 (General Industrial)

Features

- ▶ U-shaped configuration allowing for easy in and out access for shipping/receiving
- ▶ Sprinklered
- ▶ Two (2) grade loading doors (12' x 14')
- ▶ 200 amp, 600 volt, 3-phase power
- ▶ Ample parking and truck maneuvering room
- ▶ High-end office finishes
- ▶ Approximately 23' clear ceiling heights
- ▶ Painted warehouse ceilings and walls
- ▶ Three (3) washrooms
- ▶ Gas radiant tube heating

Available Areas (Approximate)

Main floor warehouse	5,009 SF
Main floor/mezzanine/office	2,196 SF
Total	7,205 SF

Lease Rate

\$15.95 PSF

Taxes & Operating Costs

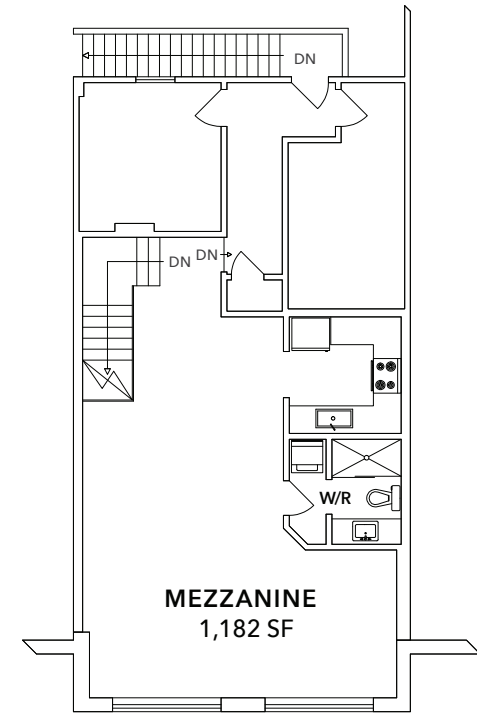
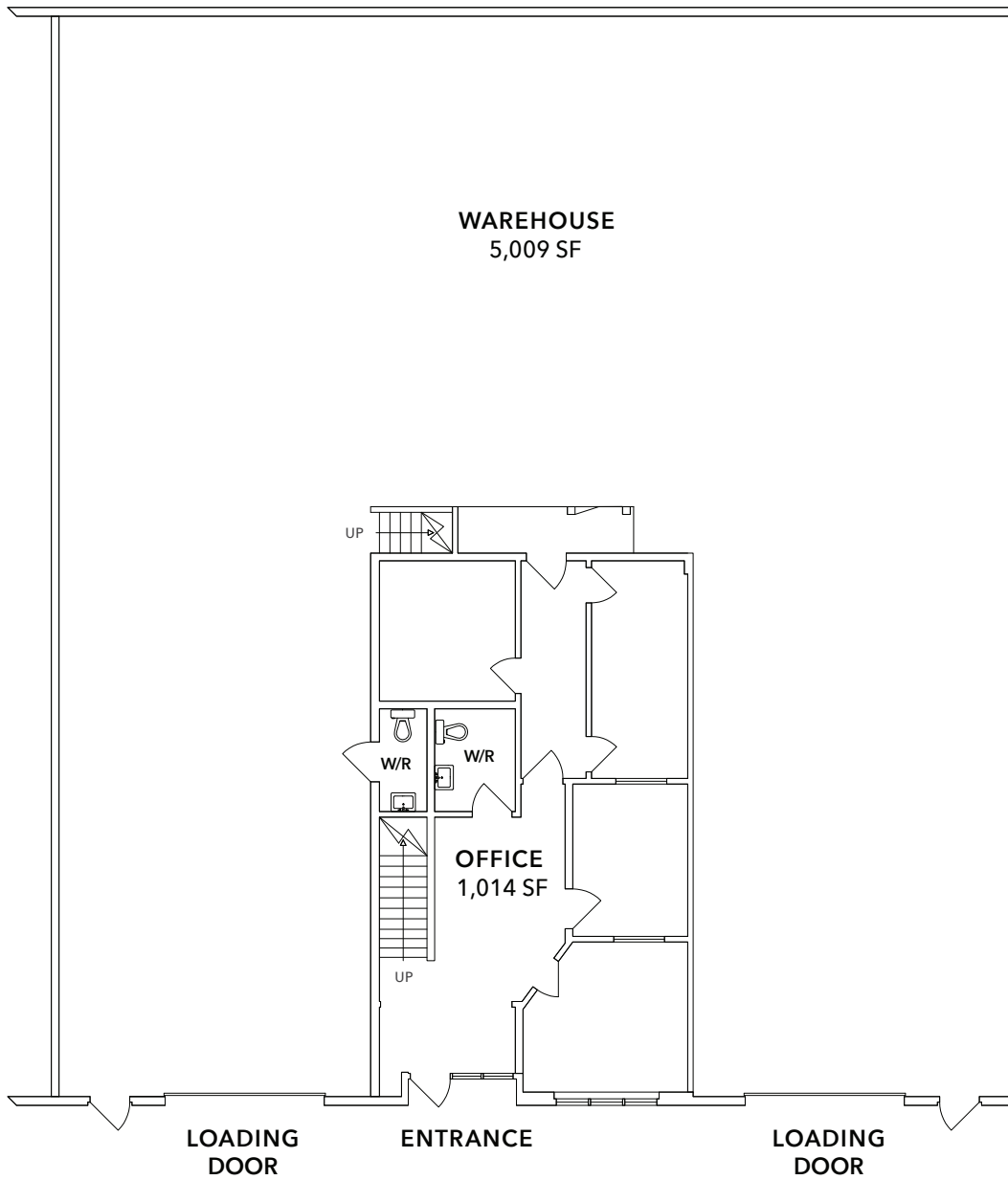
\$5.50 PSF (2023 estimate)

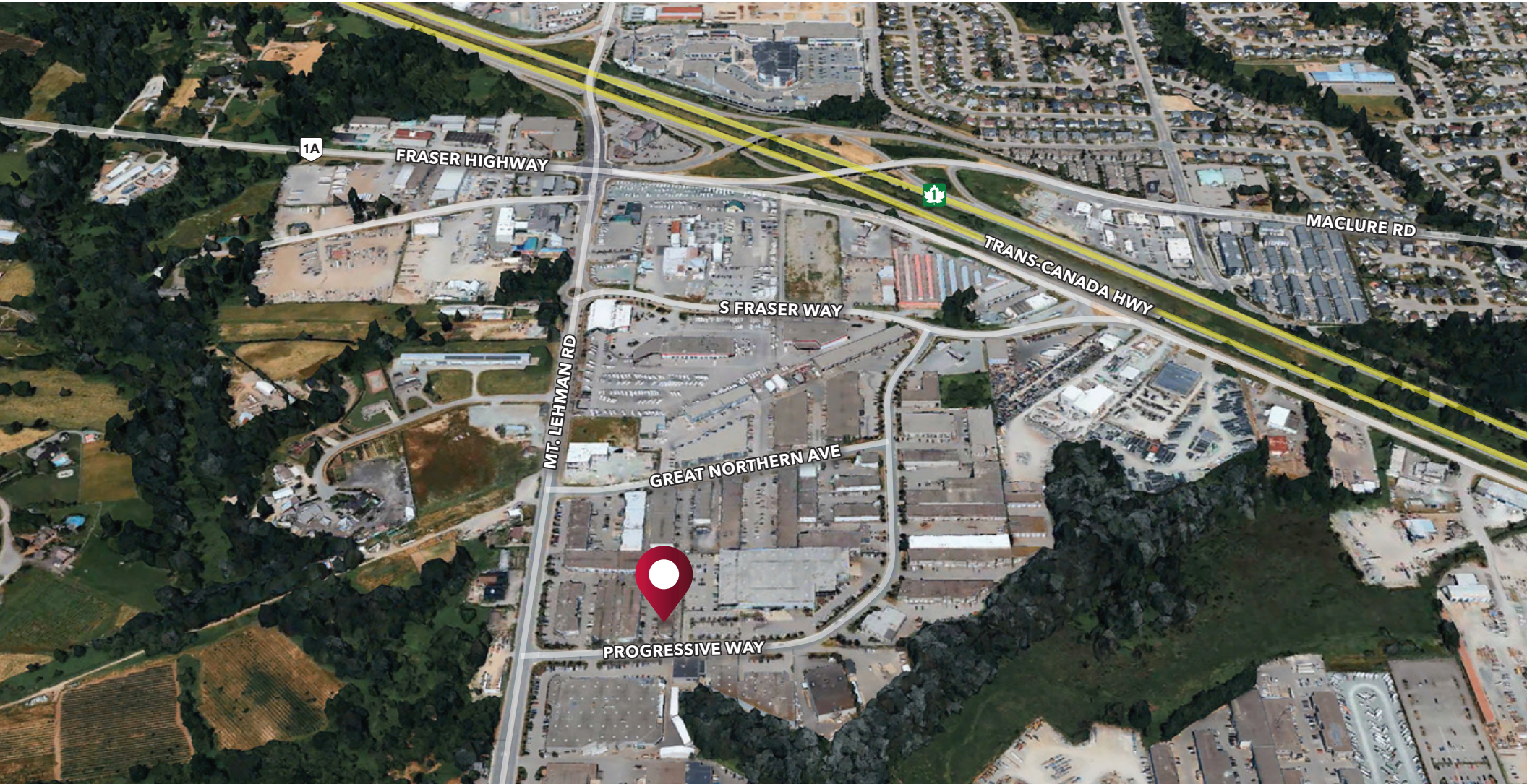
Availability

60 days notice



Unit 2 Floor Plan





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475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

