

**AVISON  
YOUNG**



**JIM PATTISON  
DEVELOPMENTS**



**FOR LEASE OR SALE**

# 45581 Kerr Avenue, Chilliwack, BC

Rare opportunity to secure a build-to-suit lease or purchase opportunity on Agricultural Food Processing zoned land

**John Lecky, Principal**  
604 647 5061  
john.lecky@avisonyoung.com

**Joe Lehman\*, Principal**  
604 757 4958  
joe.lehman@avisonyoung.com  
*\*Joe Lehman Personal Real Estate Corporation*

**Julian Parsons, Associate**  
604 757 5116  
julian.parsons@avisonyoung.com

## Opportunity

45581 Kerr Avenue presents a rare opportunity to lease or acquire a large-scale, strategically located industrial land parcel within one of British Columbia's most established agri-food processing hubs. The Property is uniquely zoned AFP (Agricultural Food Processing), permitting a wide range of food processing and value-added agricultural uses supported by an existing cluster of complementary occupiers in the immediate area.

## Property highlights



Well established hub of food processing and manufacturing occupiers



Situated near a strong and growing labour force



Close proximity to Highway 1

## Property details

**PID**  
031-527-752

**LEGAL DESCRIPTION**  
LOT 1 DISTRICT LOTS 245 AND 264 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP114020

**SIZE**  
Approximately 18 acres with the ability to build up to approximately 330,000+ sf

**ZONING**  
AFP - Agricultural Food Processing Zone

**LEASE RATE**  
Please contact listing agents

**ADDITIONAL RENT**  
Please contact listing agents

**SALE PRICE**  
Please contact listing agents

## Zoning & Permitted Uses

The Property is zoned AFP (Agricultural Food Processing) and benefits from a unique Agricultural Land Commission approval permitting a broad range of food processing and value-added agricultural uses. Permitted operations include beverage production, meat and seafood processing, cold storage, packaging, bottling, bakeries, dairies, distilleries, and ancillary warehousing and office uses. This specialized zoning supports an otherwise difficult-to-replace industrial use category within the region and aligns directly with growing demand for domestic food production and processing capacity.

## Scale & Development Flexibility

At approximately 18 acres, 45581 Kerr Avenue represents one of the few remaining large-format agri-industrial land parcels in Chilliwack capable of supporting a purpose-built, campus-style facility. The site's size and configuration allow for build-to-suit development opportunities for single or multi-user occupiers, providing flexibility for phased development, future expansion, and customized facility design tailored to specialized processing or cold-chain requirements.



# Conceptual Building Plan Options



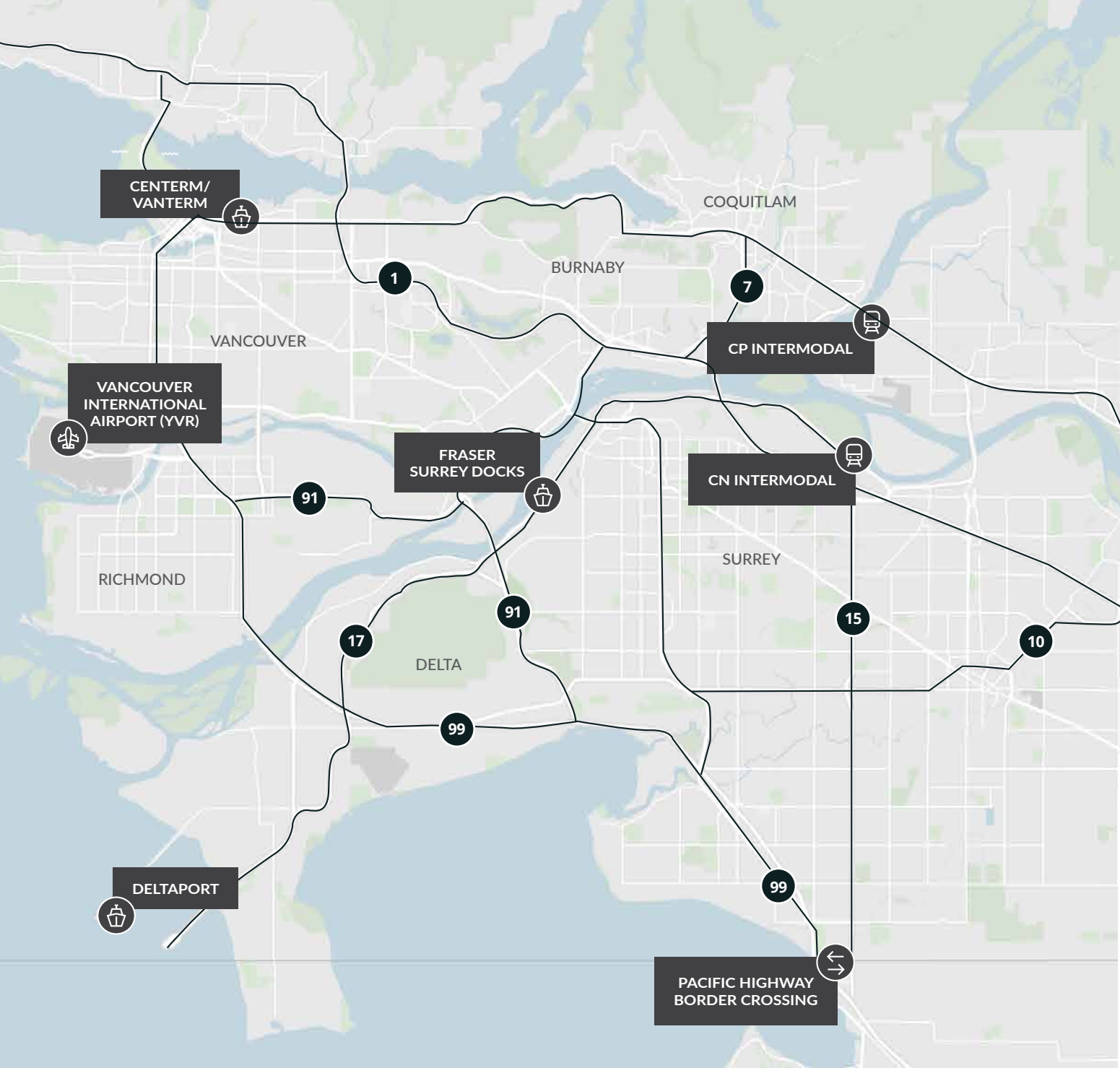
## OPTION 1

- ~42% site coverage
- Conventional single building layout with efficient loading court
- Signage exposure to Kerr Avenue and Brannick Place
- Opportunity for additional parking/trailer storage area
- Customized specifications welcomed



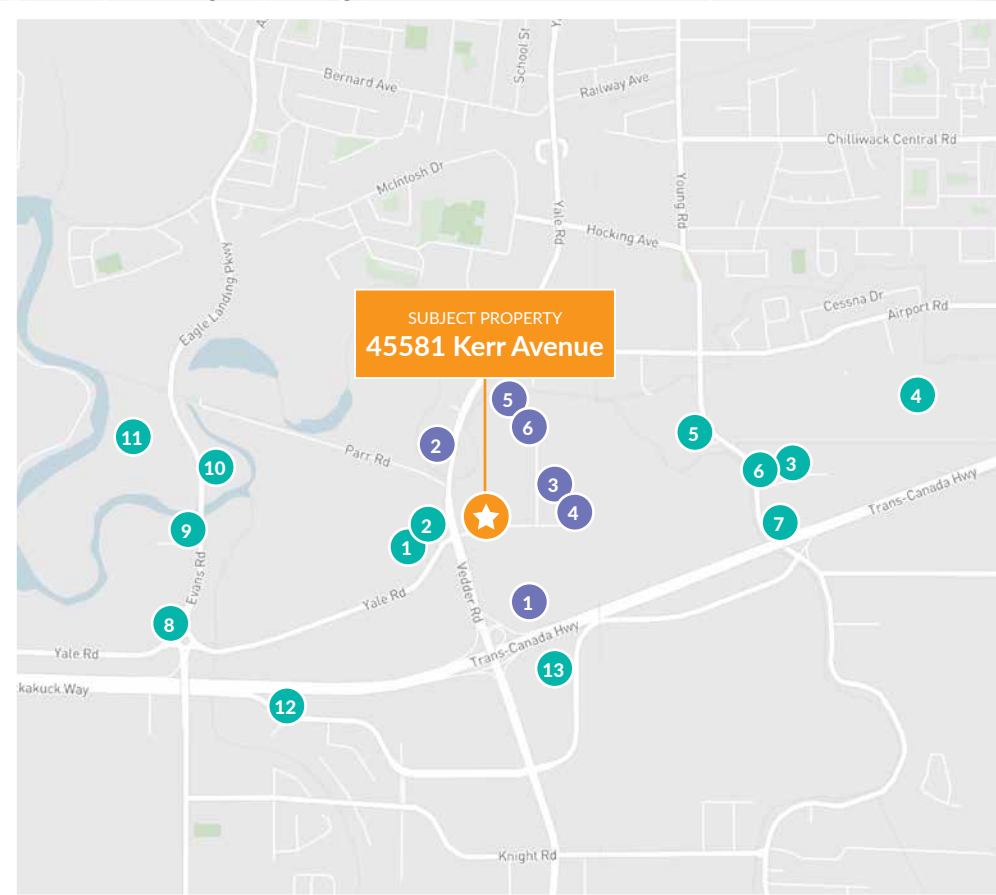
## OPTION 2

- ~47% site coverage
- Two (2) building layout with shared loading area
- Ample staff parking available for both buildings
- Customized specifications welcomed



## Location

The Property is strategically located within Chilliwack's established agri-industrial and food processing corridor, one of British Columbia's most productive agricultural regions. The Property benefits from immediate access to Highway 1, providing efficient connectivity to Metro Vancouver, the Fraser Valley, Abbotsford International Airport, and the Canada-U.S. border. Surrounded by a proven concentration of national and international food and beverage operators, the location is further supported by strong municipal engagement, competitive operating costs, and a growing labour base, positioning Chilliwack as a premier destination for value-added agri-food and industrial uses.



- ### AMENITIES
1. Petro Pass
  2. Service BC Centre Chilliwack
  3. Autumn Childcare Centre
  4. Chilliwack Airport
  5. WINGS Restaurants & Pubs
  6. Elements Casino Chilliwack
  7. Holiday Inn Express & Suites Chilliwack East by IHG
  8. Triple O's
  9. Starbucks Coffee Company
  10. Browns Socialhouse Eagle Landing
  11. Walmart Supercentre
  12. McDonald's
  13. Tim Hortons
- ### NEARBY OPERATORS
1. Molson Coors
  2. United Rentals
  3. Berryhill Foods
  4. Puratos Canada
  5. Five Corners Meat
  6. Red Bull

## Jim Pattison Developments



Jim Pattison Developments (JPD) is a leading diversified real estate investment, management, and development company operating throughout Canada and the United States. JPD manages over 20 million square feet across over 300 unique income producing properties throughout North America. JPD has the benefit of being part of Canada's largest private company, The Jim Pattison Group, but strives to be nimble and entrepreneurial just like a small business. JPD has a long-standing reputation for delivering complex development projects that encompass a variety of asset classes.



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## Contact for more information

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**avisonyoung.com**

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