

44405 PROGRESS WAY
CHILLIWACK, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

[WATCH VIDEO](#)



NEW PRICE



2.43 ACRES OF INDUSTRIAL LAND FOR SALE

Zoned M-4 Heavy Industrial
Centrally Located in Chilliwack

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

44405 PROGRESS WAY

CHILLIWACK, BC

Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to purchase 2.43 acres of land. The subject property is situated on the corner of Progress Way and Aitken Road in Chilliwack. This lot provides quick and easy access to Highway 1 via the Lickman Road Interchange and convenient access to the US border. Exit 116/Lickman Road Interchange is a major freeway interchange suitable for the traveling public and a major trucking hub. This lot offers excellent exposure to Progress Way and Aitken Road with 524 feet of frontage to Progress Way and 170 feet of frontage to Aitken Road.

Property Features

- » High exposure corner property
- » Desirable industrial zoning
- » Easy access to Hwy 1
- » Convenient access to US Border
- » Proximity to retail and hospitality amenities
- » Electrical service on site
- » Services near lot line

Due Diligence Materials

- » Survey Mortgage Certificate
- » Environmental Reports completed 2026
- » Appraisal



DOWNLOAD CA

Site Size 2.43 Acres

PID 027-412-296

Legal Description LOT L DISTRICT LOT 269 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP35117

Zoning M4 - Heavy Industrial ([click to view bylaw](#))

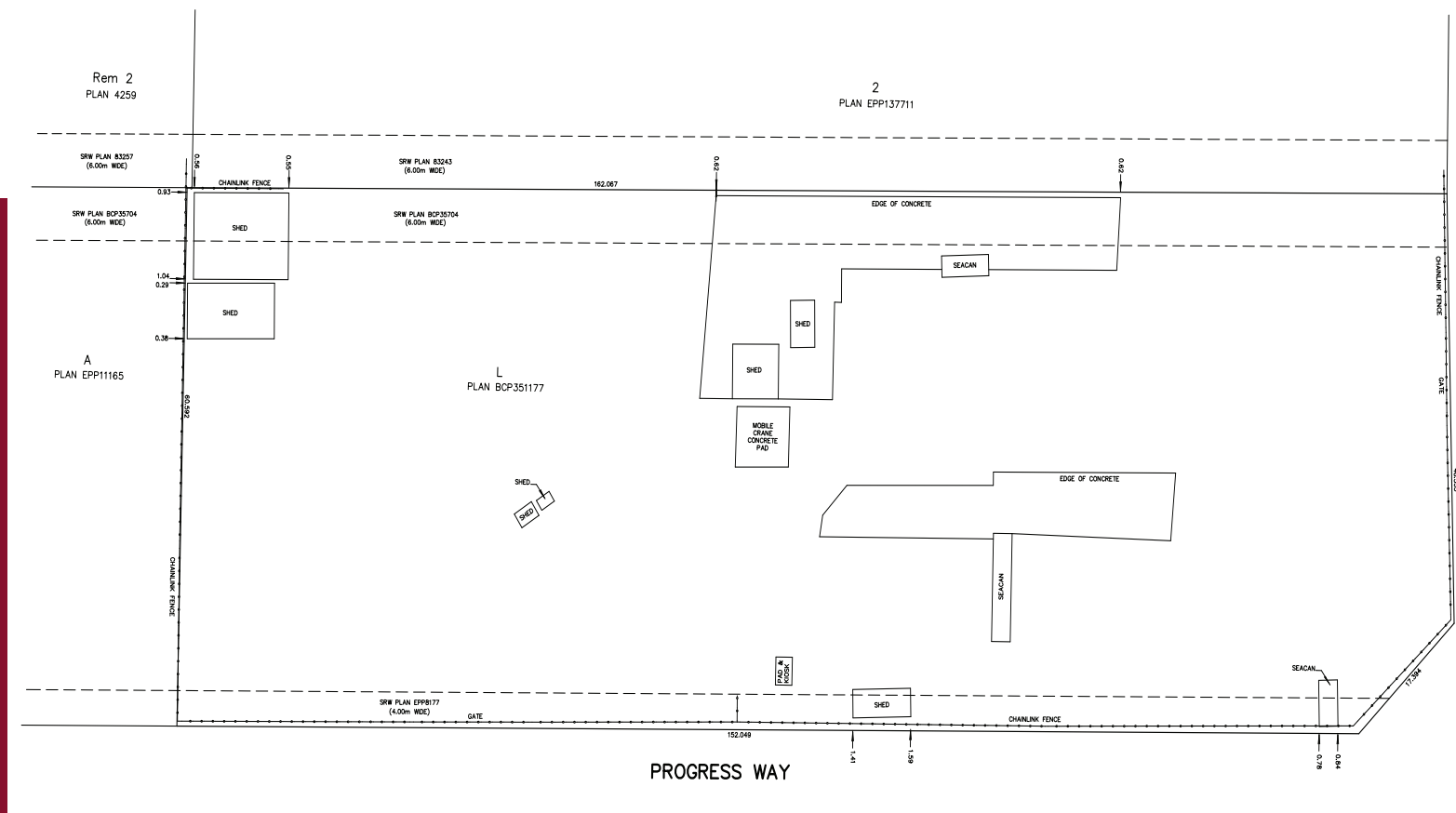
Assessed Value \$8,258,000 (2025)

Property Taxes \$78,016.21 (2025)

Asking Price \$8,500,000 \$7,995,000 \$7,600,000

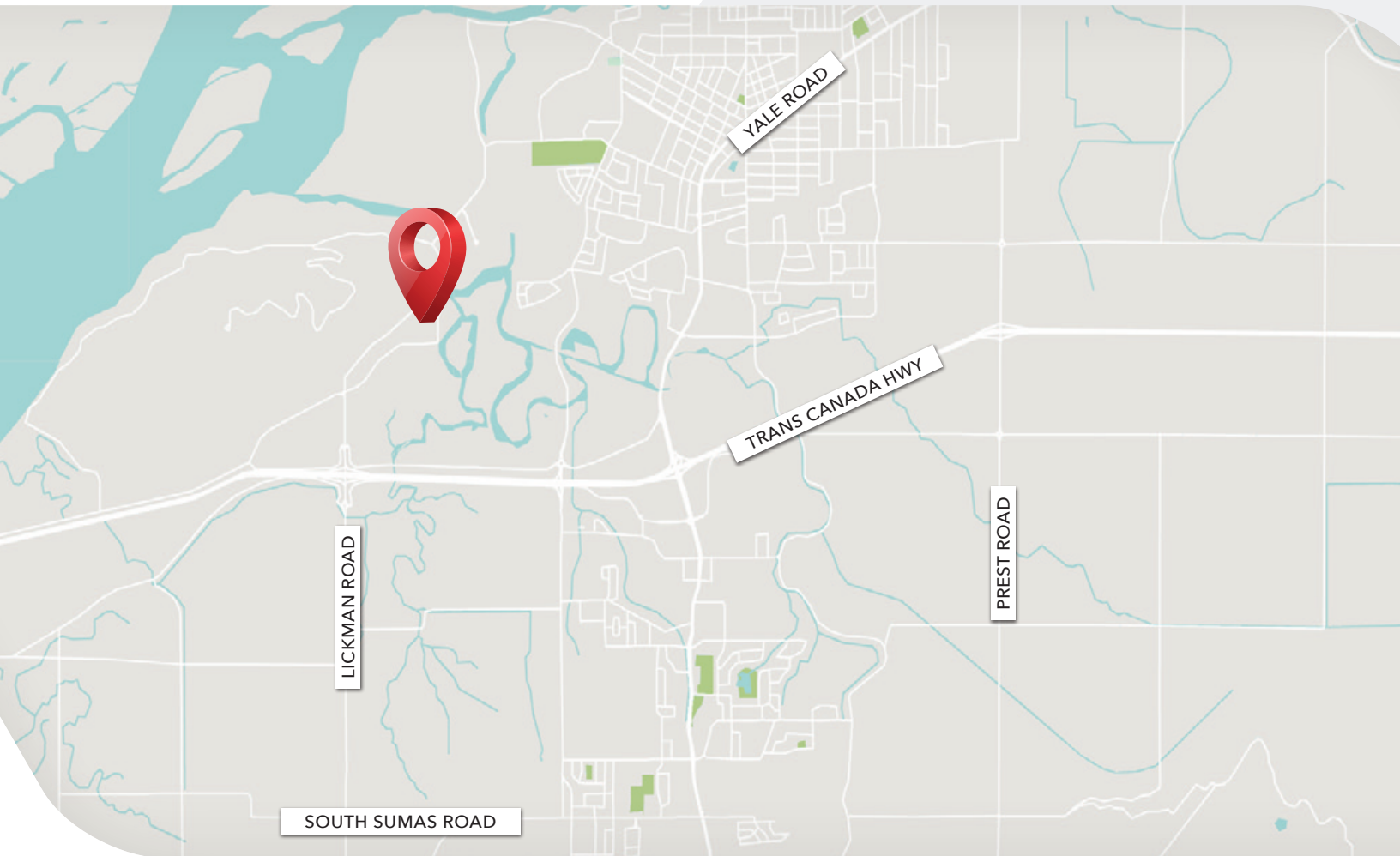
Availability Upon Closing

Survey



44405 PROGRESS WAY

CHILLIWACK, BC



Drive Times



Trans-Canada Highway
5 min | 1.9 km



Highway 7
26 min | 29.9 km



Hope
36 min | 57.3 km



Highway 11
20 min | 26.0 km



Abbotsford Intl. Airport
30 min | 37.1 km



Sumas Border Crossing
35 min | 32.6 km



Mission
34 min | 39.3 km



Lynden Border Crossing
42 min | 47.1 km



Fraser Surrey Docks
64 min | 81.6 km

Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran

Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE

Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com