

**Industrial** | For Sale or Lease

**CBRE**

Unit 115

# 1891 Foy Street

Abbotsford, BC

10,522 SF Modern Industrial Unit with Dock and Grade Loading  
Located at Foy Street Business Centre



Unit 115 - 1891 Foy Street | Abbotsford, BC  
 10,522 SF Modern Industrial Unit with Dock & Grade Loading



## The Opportunity

CBRE Limited is pleased to present the opportunity to purchase or lease a modern industrial unit at Foy Street Business Centre. This 10,522 SF unit features dock and grade loading, 26' clear ceilings, fully enclosed mezzanine with forklift access, and excellent corporate appeal.

The property is located in Abbotsford's west industrial area just off Highway #1 at the Clearbrook Road exit and is situated 5 minutes to Abbotsford International Airport, 15 minutes to the US Border crossing, and 60 minutes to Vancouver International Airport.

### Area Breakdown

|              |                  |
|--------------|------------------|
| Warehouse    | 8,771 SF         |
| Mezzanine    | 1,751 SF         |
| <b>Total</b> | <b>10,522 SF</b> |

\*Areas are approximate.



## Property Details

### Unit Size

10,522 SF

### Zoning

I2 (General Industrial)

### Available

Immediately

### Asking Sale Price

\$4,629,680 (\$440 PSF)

### Asking Lease Rate

Contact Listing Agents

### Additional Rent

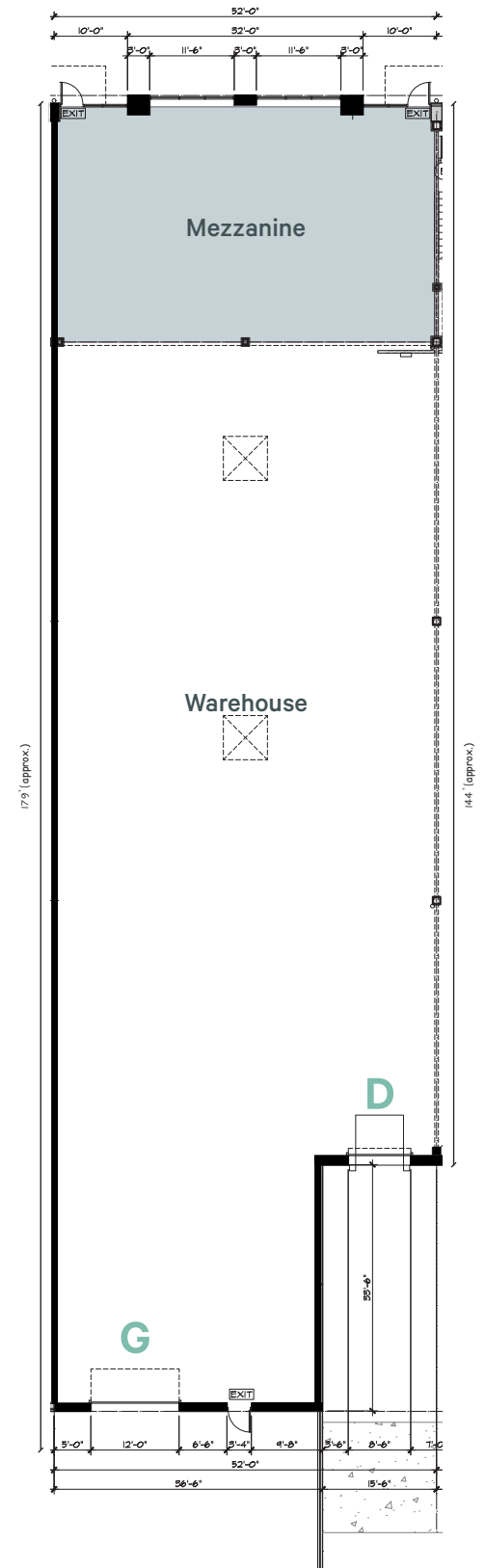
Contact Listing Agents

## Space Features

- + **Loading**  
1 dock loading door and 1 grade loading door
- + **Ceiling Height**  
26' clear
- + **Electrical Service**  
125 amp, 347/600-volt, 3-phase electrical service
- + **Mezzanine**  
Structural steel with 100 lbs PSF floor load capacity
- + **Sprinklers**  
ESFR sprinkler system
- + **Warehouse Heating**  
Gas fired, forced air heating units
- + **Floor Load**  
500 lbs PSF floor load capacity
- + **Parking**  
14 stalls

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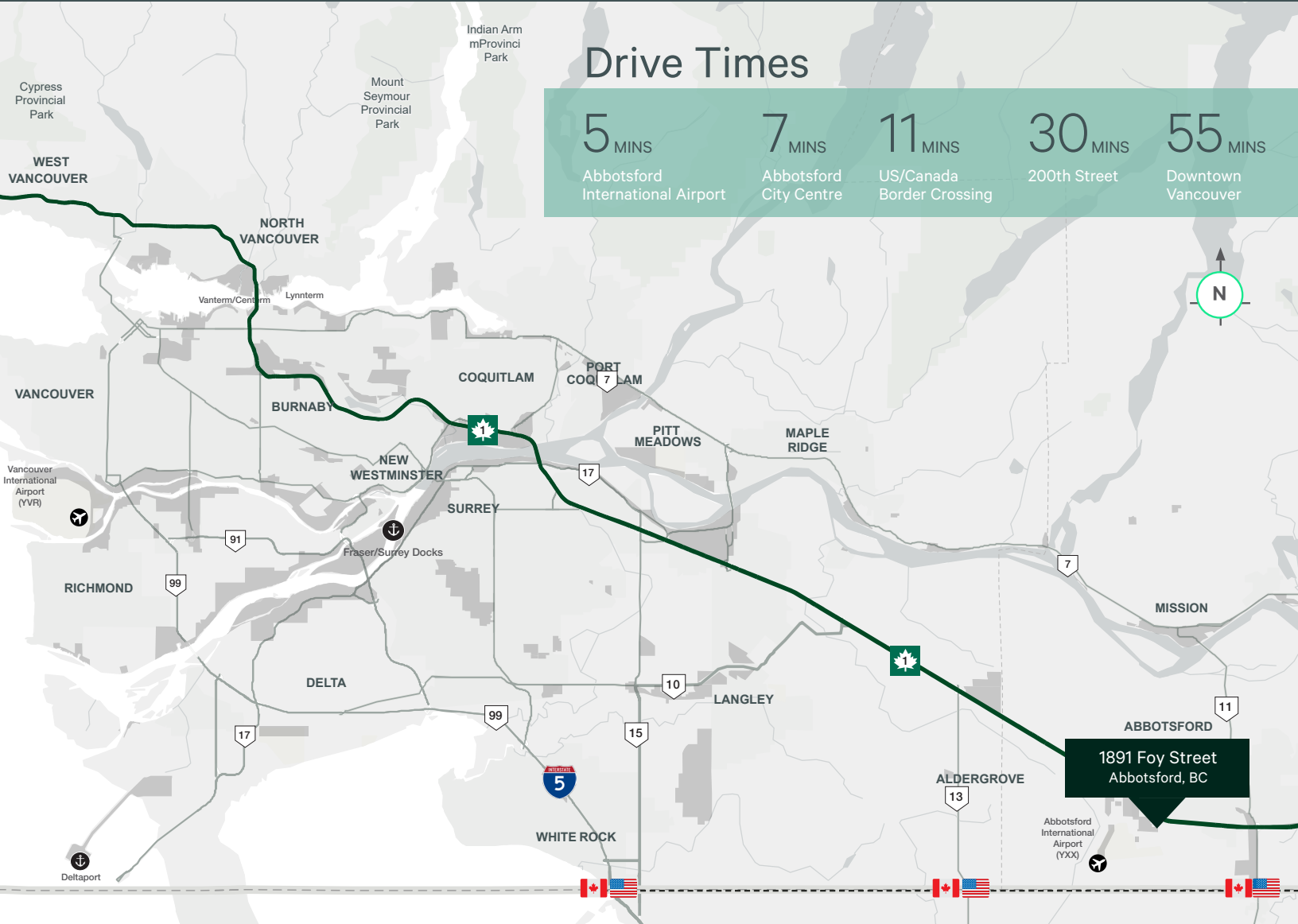
## Floor Plan



\*Floor plan not to scale. Dimensions are approximate.

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## Contact

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