

11,351 SF INDUSTRIAL BUILDING IN WEST ABBOTSFORD

2105 PARAMOUNT CRESCENT, ABBOTSFORD

FOR LEASE



FOR MORE INFORMATION:

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The opportunity to lease an 11,351 square foot industrial building in West Abbotsford, with excellent access to Highway 1. The building is situated on a 0.5 acre lot and is equipped with grade loading and a built-out showroom/office space. The property's I2 zoning allows for a variety of light industrial uses.

Property Highlights:



11,351 sf industrial warehouse with showroom/office



0.5 acre site with rear secured yard and parking in front



Excellent access to Highway 1



I2 Zoning allows for a variety of light industrial uses



Lease rate: \$16.00 psf





ZONING

12

BASIC RENT

\$16.00 psf

ADDITIONAL RENT (EST.)

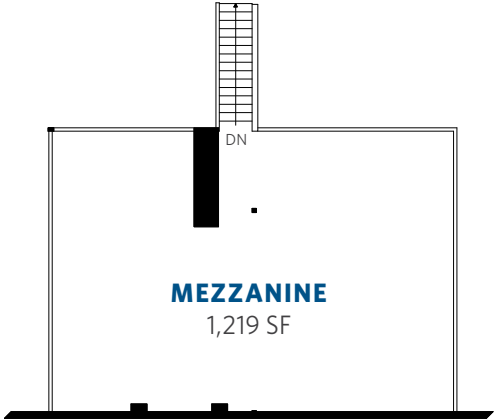
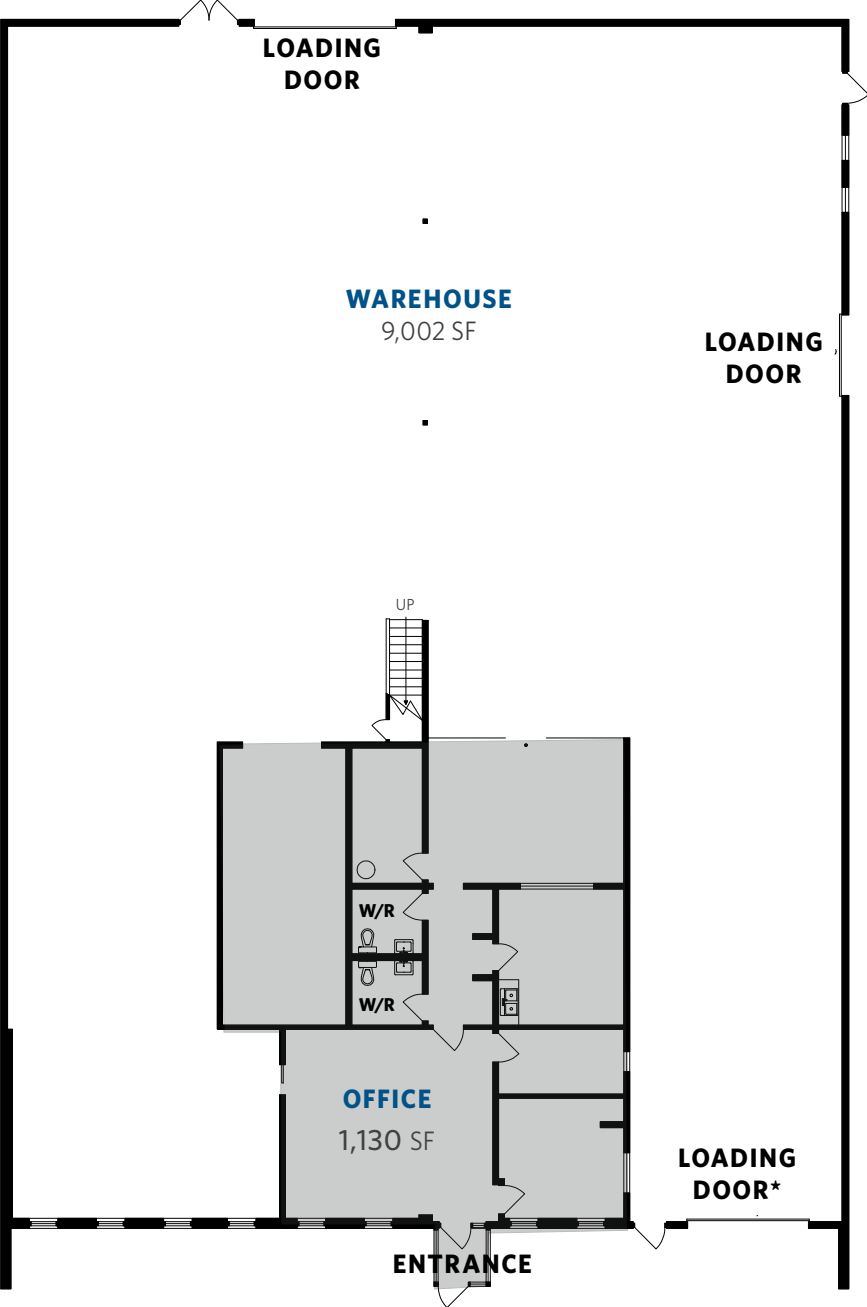
\$4.00 psf

MONTHLY BASIC RENT

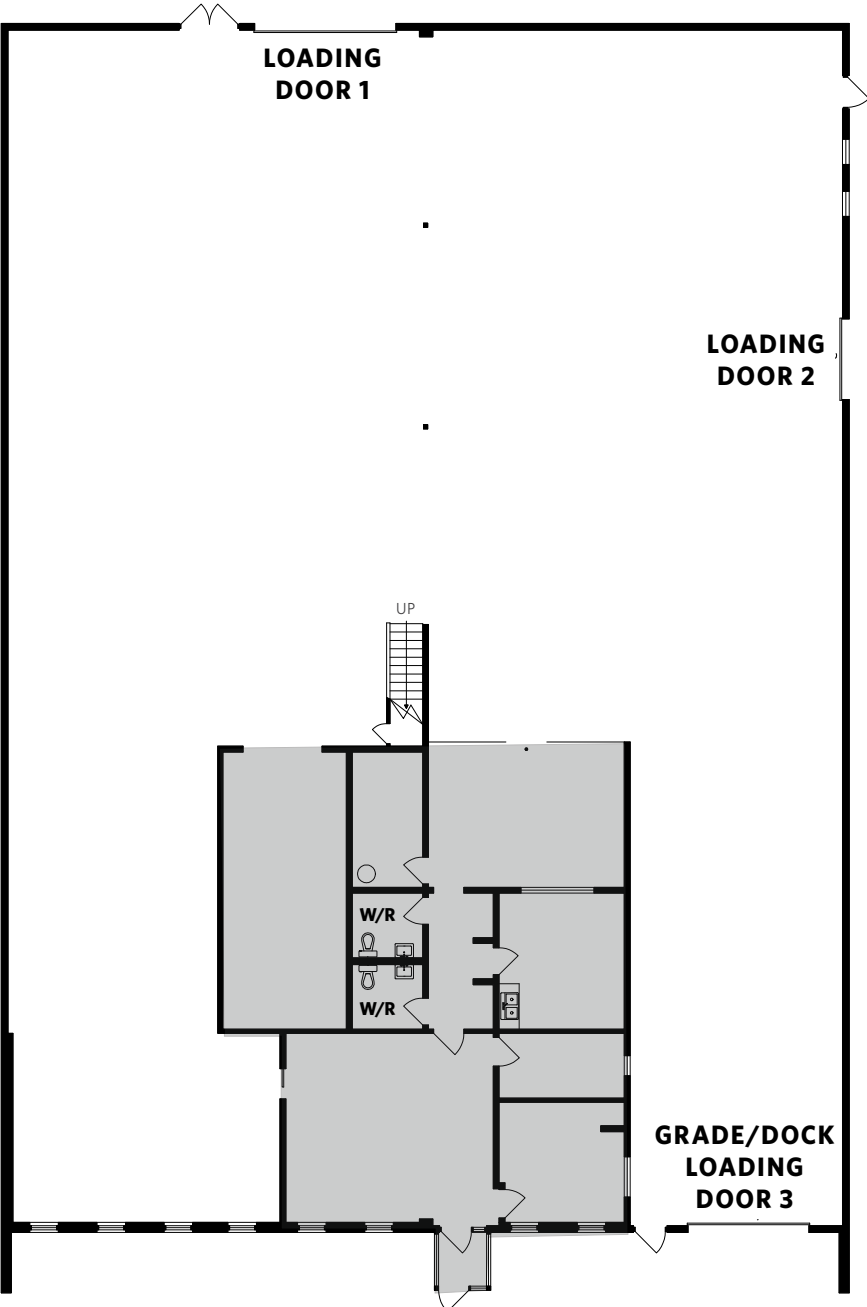
\$15,134.67

PROPERTY FEATURES

- 9,002 sf of warehouse
- 1,130 sf of built-out office space/showroom
- 1,219 sf mezzanine
- ~3,980 sf rear secured storage yard
- 3 grade loading doors
- Potential for 1 dock loading door
- 12 parking stalls
- 23' clear ceiling height in warehouse
- Master electricity meter
- 600 amps/3 phase power
- Available January 1, 2022



*Potential to convert from grade to dock loading door



LOADING DOOR 3 PRESENT

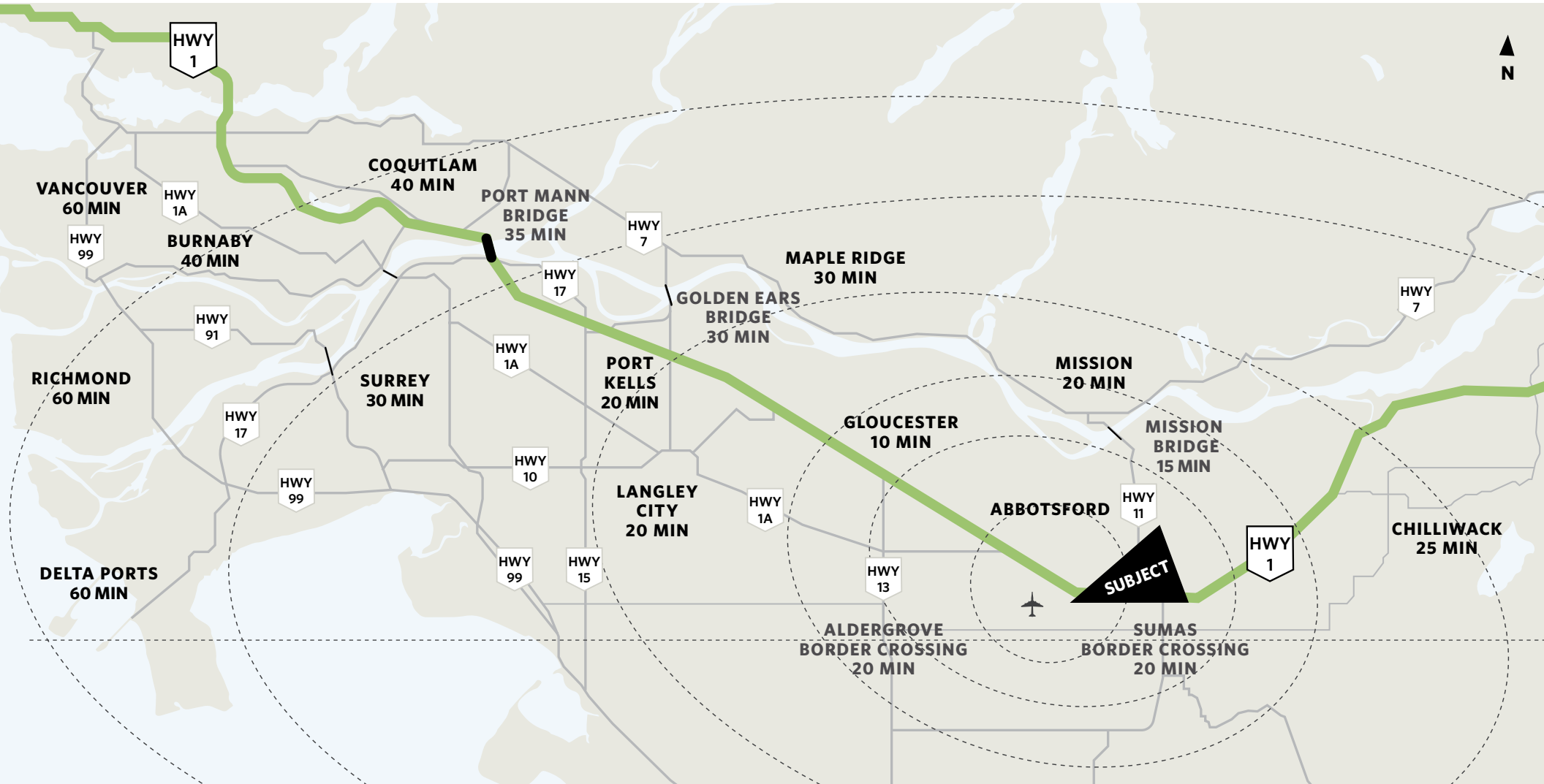


LOADING DOOR 3 DOCK CONVERSION



The property is located in West Abbotsford, minutes away from Highway 1 and Abbotsford International Airport. This prime location offers easy access to and from all of Metro Vancouver as well as Eastern Fraser Valley. It is home to various industrial and commercial businesses, creating synergy opportunities.

Abbotsford is one of the fastest growing business centres in Canada and boasts an educated work force of skilled labourers and service workers. West Abbotsford is experiencing significant growth, with new industrial development surrounding the Abbotsford International Airport.



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