

11,351 SF INDUSTRIAL BUILDING IN WEST ABBOTSFORD

2105 PARAMOUNT CRESCENT, ABBOTSFORD

FOR SALE/LEASE



FOR MORE INFORMATION:

Braydon Hobbs Personal Real Estate Corporation

D: 604.495.8799

C: 604.353.7121

E: BRAYDON@FLRE.CA

Todd Bohn Personal Real Estate Corporation

D: 604.676.4138

E: TODD@FLRE.CA

FRONTLINE
REAL ESTATE SERVICES

Presenting the opportunity to purchase or lease an 11,351 square foot industrial building with a rear secured storage yard in West Abbotsford, a location that provides excellent access to Highway 1. Situated on a 0.5 acre lot, the building 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



Rear secured storage yard and parking in front



Excellent access to Highway 1



I2 Zoning allows for a variety of light industrial uses



Lease rate: \$13.95/sf
Sale price: contact agent





SALE PRICE

Contact agent

PROPERTY TAX (2021)

\$25,352

BASIC RENT

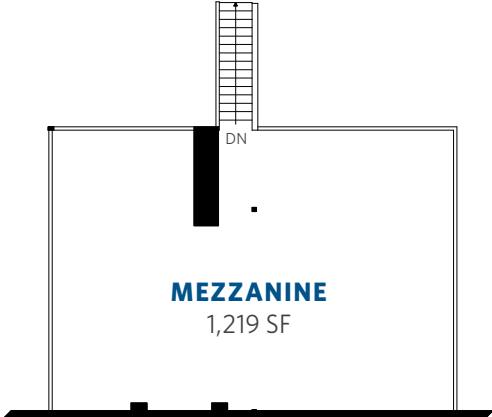
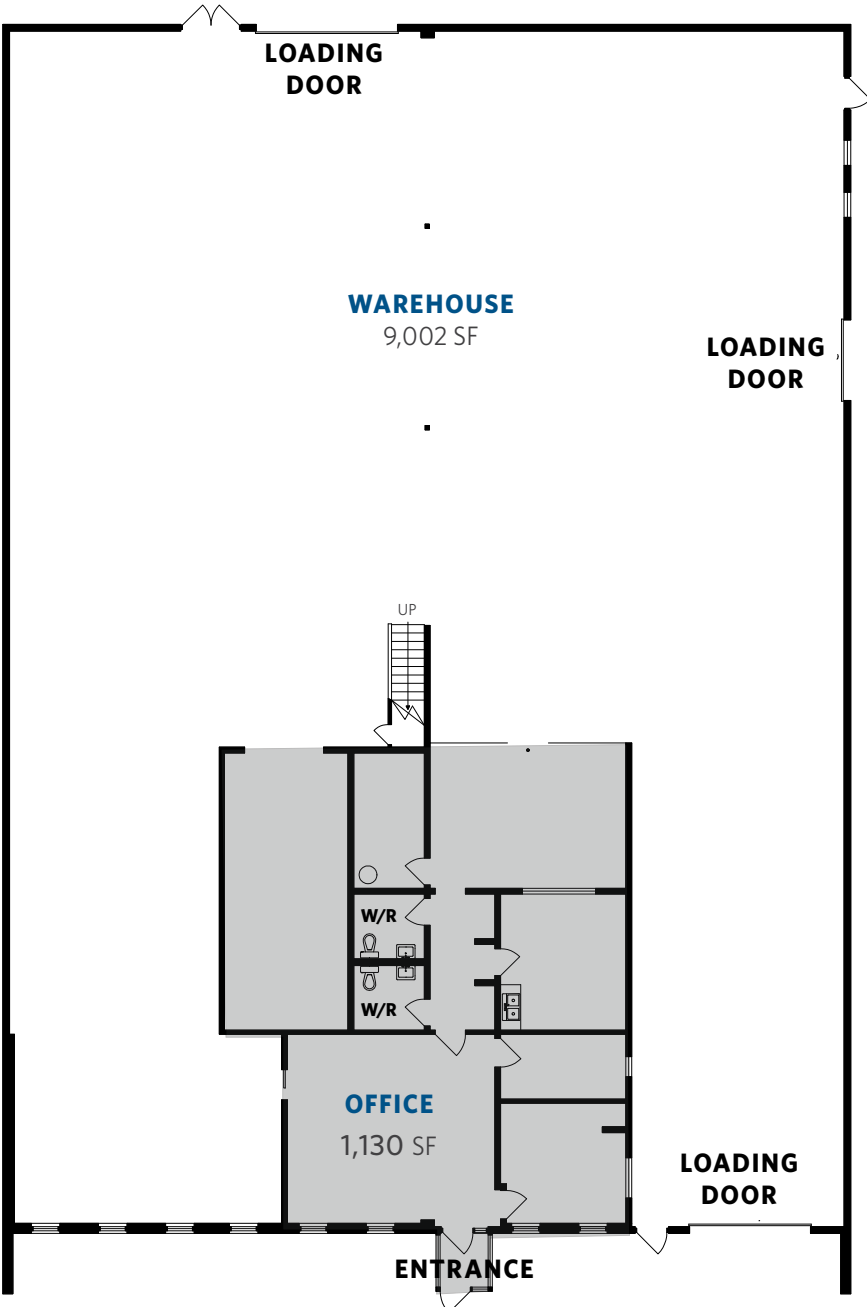
\$13.95 psf

ADDITIONAL RENT (EST.)

\$4.00 psf

PROPERTY FEATURES

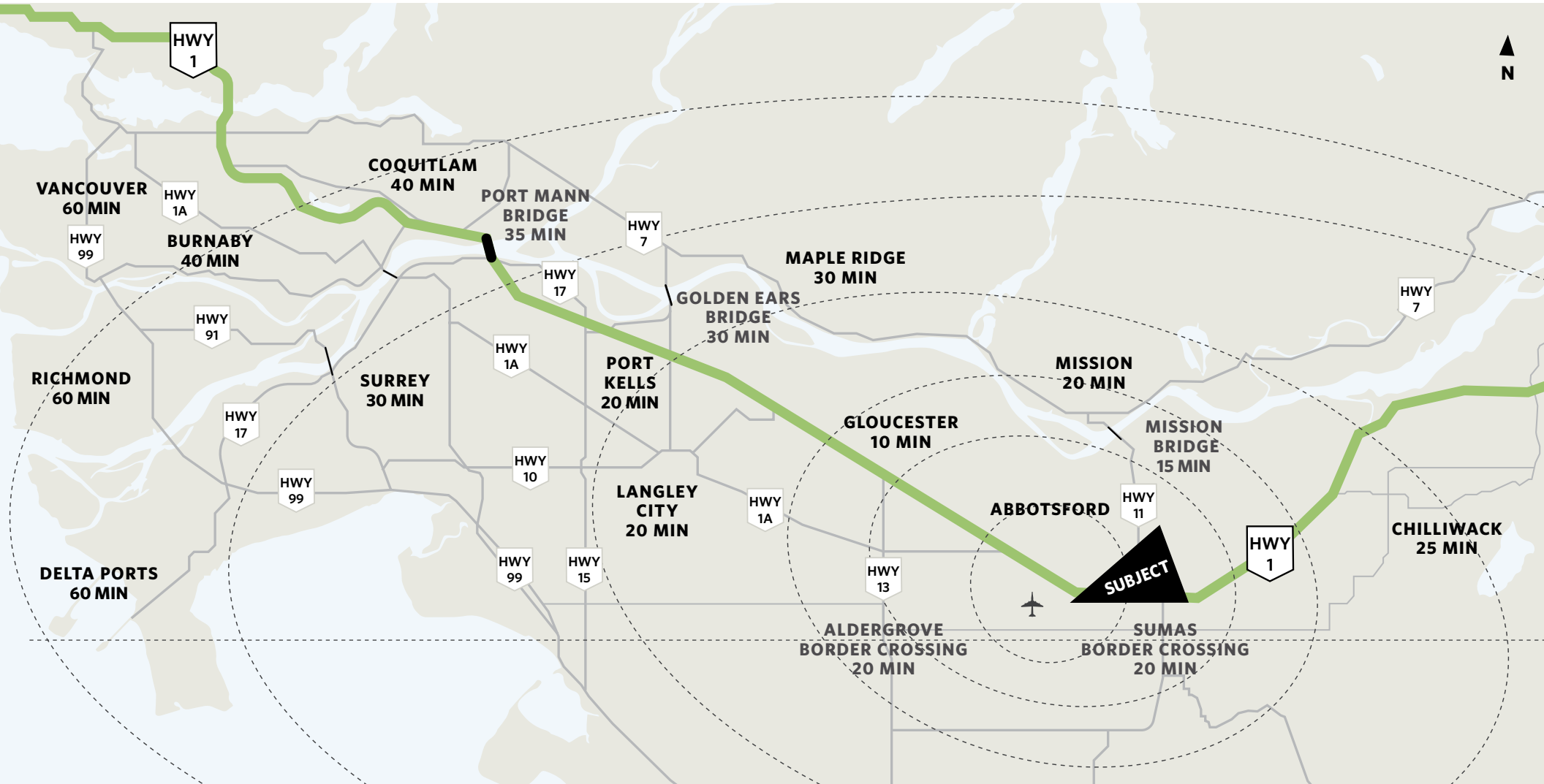
- 9,002 sf of warehouse
- 1,130 sf of built-out office space/showroom
- 1,219 sf mezzanine
- ~3,980 sf rear secured storage yard
- 3 grade loading doors
- 12 parking stalls
- Master electricity meter
- 600 amps/3 phase power
- Available immediately





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 the 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.



Braydon Hobbs

Personal Real Estate Corporation

D: 604.495.8799

C: 604.353.7121

E: BRAYDON@FLRE.CA

Todd Bohn

Personal Real Estate Corporation

D: 604.676.4138

E: TODD@FLRE.CA



Local Focus. Powerful Results.

E.&O.E: This document/communication has been prepared by Frontline Real Estate Services Ltd. ("Frontline") for advertising and general information only. Frontline makes no representations or warranties, express or implied, regarding the information including, as to its accuracy or reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Frontline excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document/communication and excludes all liability, direct or indirect, for loss and damages arising there from. This document/communication is not intended to cause a breach of any existing agency agreement or intended to solicit a property already listed for sale.