



**Unit 120 - 1873 Forge Place, Abbotsford**

**29,773 SF** Premium Industrial Unit  
For Sublease

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# Opportunity & Location

Colliers, together with Sitings Realty, is pleased offer 29,773 SF of premium warehouse space for sublease at the newly constructed 1873 Forge Place in Abbotsford.

The warehouse features 32’ clear ceiling height with 37’ x 57’ column grid spacing and in improved with a lunchroom and washroom.

1873 Forge Place offers quick access to Highway 1 and regional transportation routes, seamlessly linking the Fraser Valley, Metro Vancouver, and beyond. It is also a 5-minute drive from Abbotsford International Airport and a 10-minute drive from the Sumas US Border Crossing.

Forge Place is immediately adjacent to the Clearbrook Road interchange at Highway 1, with numerous amenities and other industrial users in the neighbourhood.

# Salient Facts

**Civic Address** Unit 120 - 1873 Forge Place, Abbotsford

**Unit Size** 29,773 SF

**Zoning** I2 - General Industrial

**Loading**

- Eight (8) dock loading doors with 40,000 lb hydraulic levellers & bumpers
- Four (4) 14’ x 16’ drive in doors

**Power** 600V electrical service

**Sublease Rate** \$16.00 per SF (NNN)

**Base Rent & Additional Rent** Contact Listing Agents

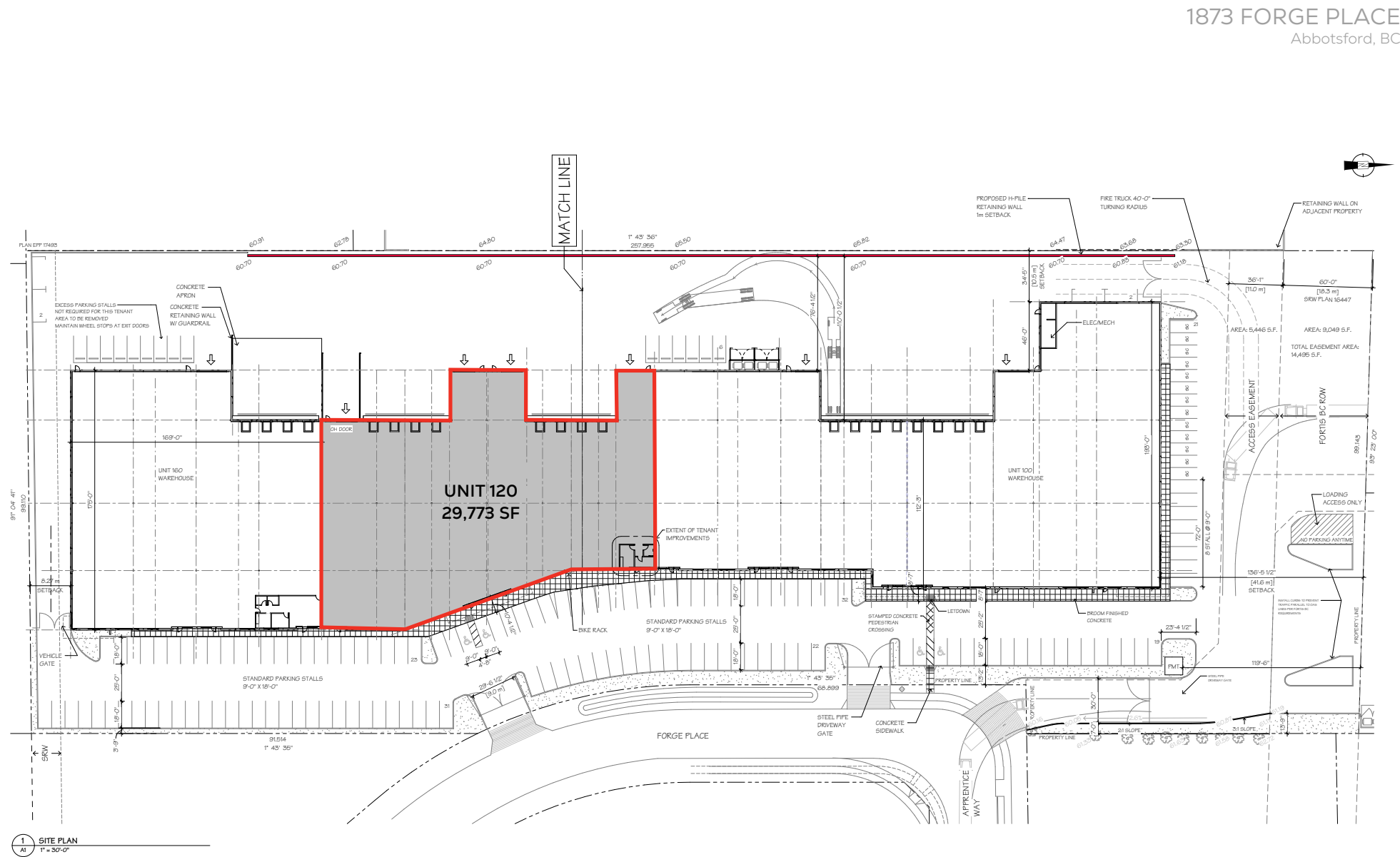
**Sublease Expiry** June 30, 2028

**Features**

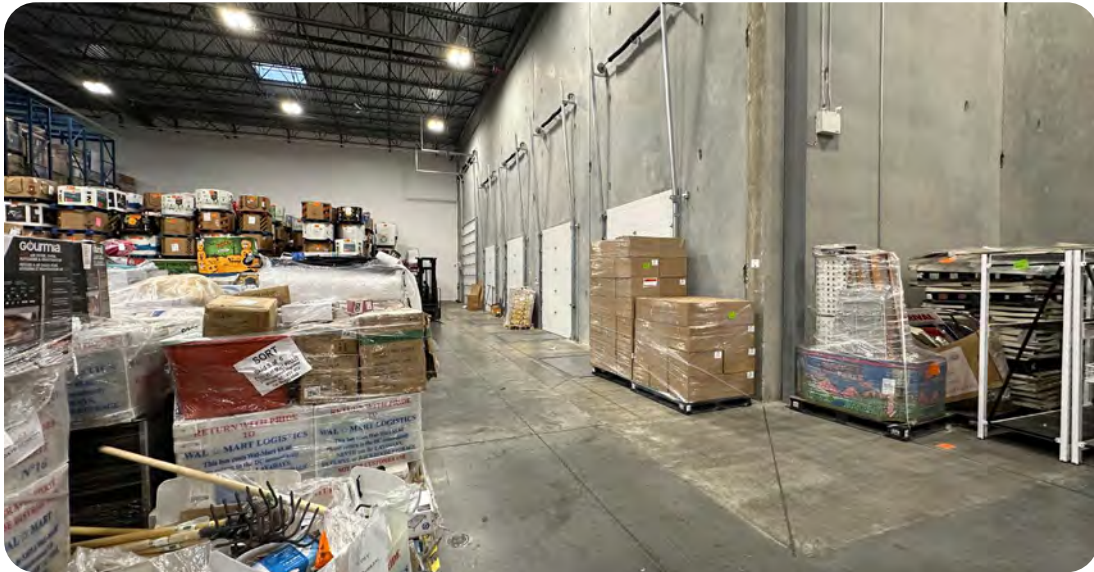
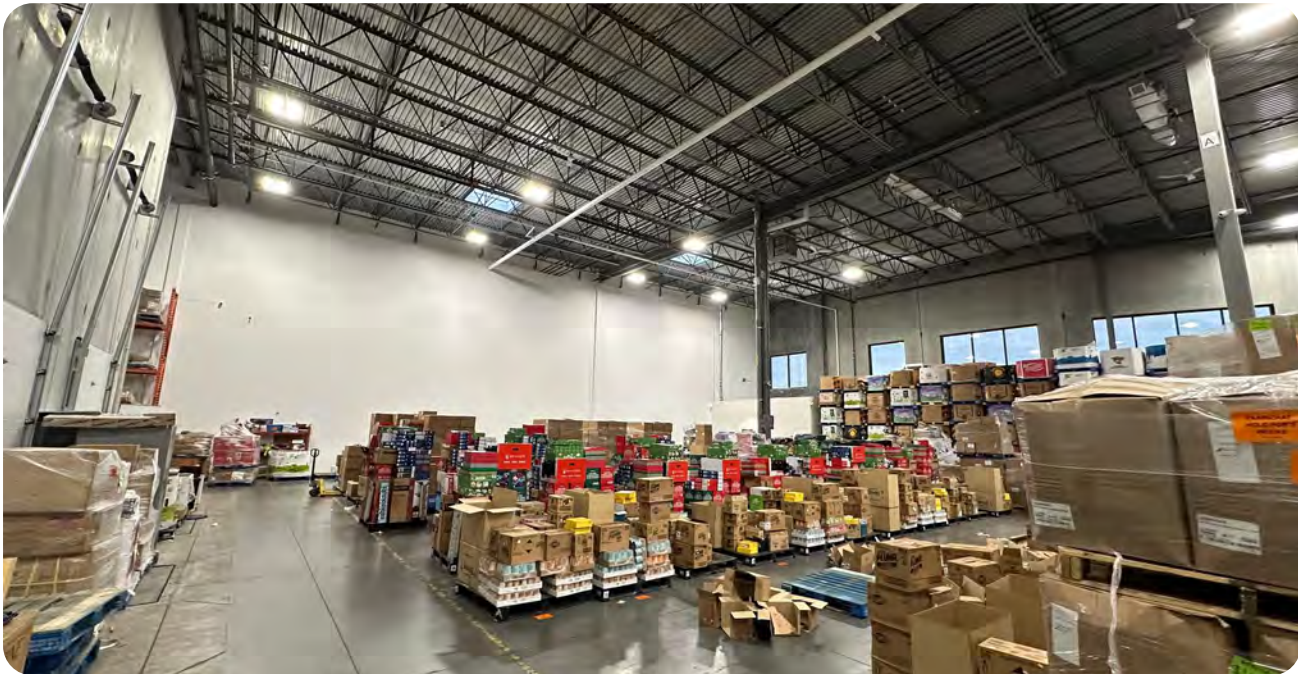
- 32’ ceiling heights with a 37’ x 57’ column grid
- Improved with lunchroom and washroom



# Site Plan



# Photos





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