

FOR LEASE

#5 - 44565 YALE ROAD

Chilliwack, BC

- 27,753 SF industrial manufacturing facility on 3.6 acres of secure, gravelled yard
- Exceptional location, minutes from the Trans-Canada highway in Chilliwack's prime industrial zone



OPPORTUNITY

To lease an exceptionally rare manufacturing facility with well-appointed office space spread across two floors. The warehouse sits on nearly 3.6 acres of secure, fenced yard - with new fixtures throughout. The subject property is an operating steel manufacturing shop and certain items can be included in the lease.



PROPERTY FEATURES

- Overhead cranes available, ten (10) in total
- North side: six (6) bay doors
- South side: two (2) bay doors
- High-end office and reception area
- Shower and bathroom facilities
- FaceVerify technology
- LED lighting in warehouse area



800 amp / 600 Volt



77,000 SF Yard Space



Heating and
HVAC throughout

3

minutes from the
Trans-Canada
highway

25

minutes to the
Canada/US Border

60

minutes to Downtown
Vancouver

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CHILLIWACK, BC



LOCATION

The property is accessed from Yale Road, in the heart of Chilliwack's prime industrial area. The Yale Road industrial zone parallels the Trans-Canada Highway, and is easily accessible by both the Lickman Road and Vedder Road Highway interchanges. Neighbours include O'Connor RV, EMCO, Andrew Sheret and Murray Honda.

ZONING

M2 (Service Industrial Zone)

Land which is best suited for industrial activities which produce an objectionable appearance or high levels of noise or airborne pollutants.

AVAILABILITY

September 2019

AVAILABLE AREA*

Warehouse	23,096 SF
Main Floor Office	2,479 SF
Second Floor Office	2,150 SF
Total Floor Area	27,725 SF

OPERATING COSTS

\$3.50 per SF

ASKING RATE

\$11.95 per SF (fully net)



CONTACT US

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