

For Sale or Lease

CBRE

Unit 150

1891 Foy Street

Abbotsford, BC

11,499 SF End-Cap Unit with Expansive Wrap-Around Glazing
Dock and Grade Loading at Foy Street Business Centre



Up to 4,600 SF of Office Buildout Available

Unit 150 - 1891 Foy Street | Abbotsford, BC
 11,499 SF End-Cap Unit with Expansive Wrap-Around Glazing

The Opportunity

CBRE Limited is pleased to present the opportunity to purchase or lease a brand-new end-cap unit at Foy Street Business Centre offering excellent corporate appeal. Enjoy the expansive glazing of the wrap-around windows, providing natural light and views to energize your all-encompassing head office, showroom, and warehouse space.

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

Ground Floor Warehouse	8,052 SF
Office Mezzanine	1,600 SF
Storage Mezzanine	1,847 SF
Total	11,499 SF

**Areas are approximate.*



Property Details

Unit Size

11,499 SF

Zoning

I2 (General Industrial)

Available

Immediately

Asking Sale Price

\$4,588,101 (\$399 PSF)

Asking Lease Rate

Contact Listing Agents

Additional Rent

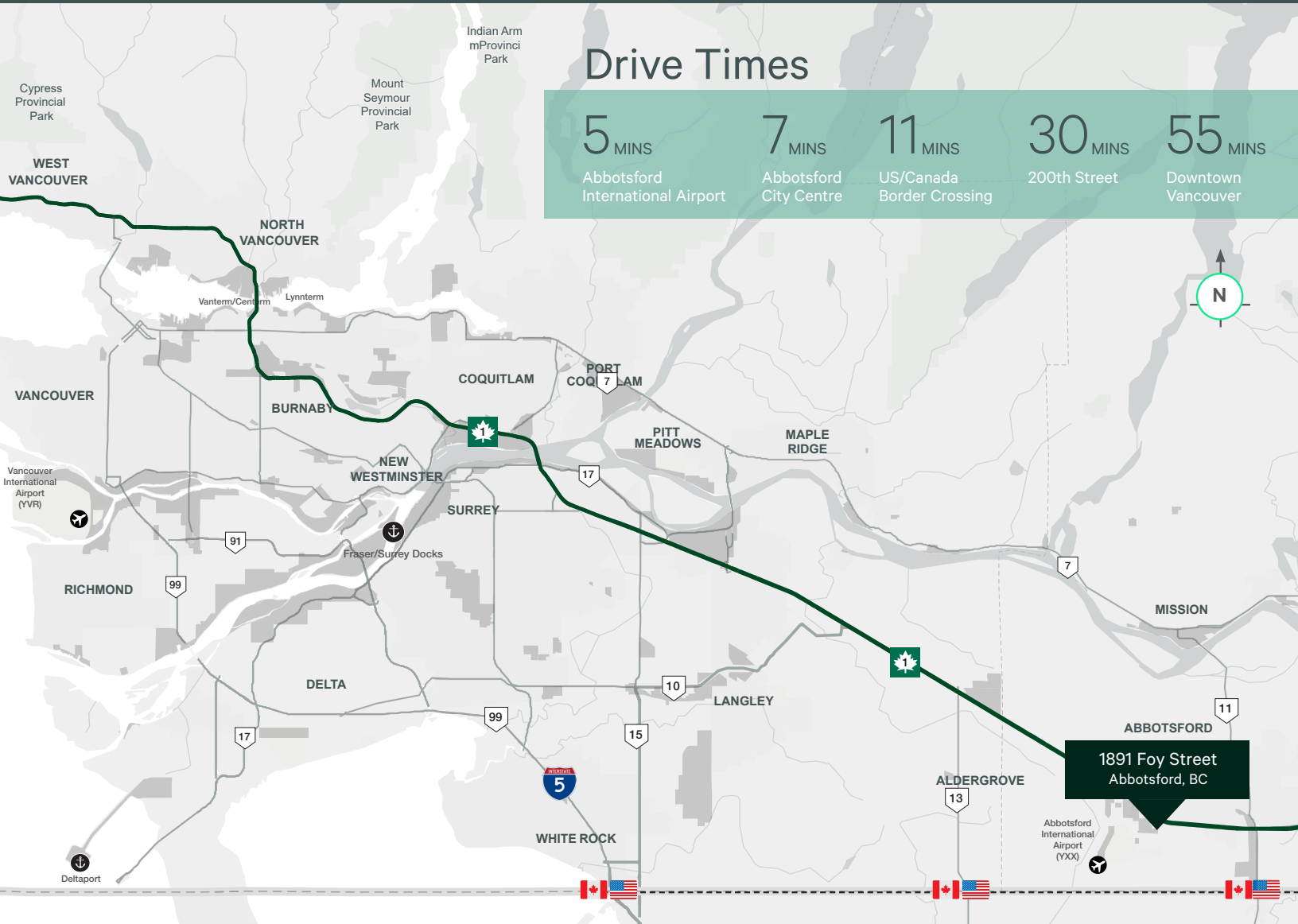
Contact Listing Agents

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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
- + **Sprinklers**
ESFR sprinkler system
- + **Mezzanine**
Structural steel with 100 lbs PSF floor load capacity
- + **Warehouse Heating**
Gas fired, forced air heating units
- + **Parking**
17 stalls
- + **Floor Load**
500 lbs PSF floor load capacity
- + **Interiors**
Significant window glazing and 3 skylights providing an abundance of natural light throughout unit
- + **Office**
Up to 4,600 SF of office build-out available



Contact

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