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For Lease: Industrial

29781 Fraser Highway Abbotsford

Well Positioned 34,760 SF Warehouse Situated on 2.11 Paved Acres

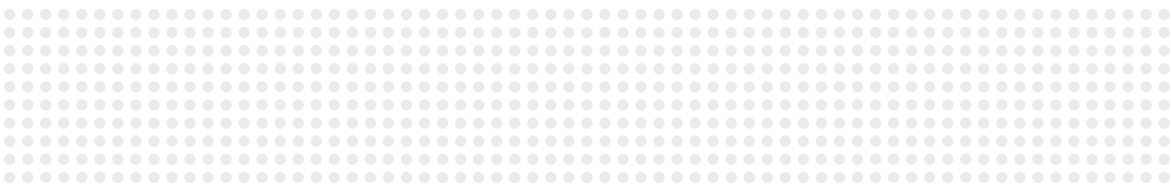
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29781 Fraser Highway

Macdonald Commercial is pleased to present the opportunity to lease an exceptionally maintained 34,760 SF warehouse situated on 2.11 paved acres in the Abbotsford submarket. The facility boasts 30' warehouse ceilings, 6 at-grade loading doors, 5 five-ton O/H cranes, and many high-end amenities. The subject property is located on Fraser Highway, minutes away from Highstreet

Shopping Centre, the Mt Lehman onramp to Highway 1 and other major thoroughfares. Ideally suited for farm industrial and growing medium manufacturer uses consistent with the A5 zoning.



29781 Fraser Highway

A5 - Agricultural & Farm Industrial Zone

Permitted Principal Uses:

- All Uses permitted in Section 210.1.1 of the A1 Zone
- Farm Industrial
- Growing Medium Manufacturer Use

Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the Agricultural Land Commission Act, S.B.C. 2002, c.26, as well as limited Farm Industrial Uses.

Property Information



Property Address
29781 Fraser Highway, Abbotsford



PID
026-507-285



Total Floor Area

34,760 SF

Warehouse

21,625 SF

Office

13,136 SF (3 Storeys)

Paved Yard Area

92,000 SF (2.11 Acres)

Additional Improvements

2,400 SF Quonset



Loading doors (at grade)

6 (Four 20x20ft, Two 16x16ft)



Ceiling Height

30' Clear



Overhead Cranes

Five 5 Ton O/H Cranes (27' clear below hook)



Power

600V, 3 Phase



Heating

Warehouse: Natural Gas Infrared Tube Heaters
Office: 6 Heat Pumps Throughout



Parking Stalls

58+



Year Built

2006



Lease Particulars

Base Rent: Inquire

Additional Rent: Inquire



Availability

1 Month

Features

- Constructed in 2006
- 30' clear ceiling height
- 6 Loading Doors (Four 20x20ft, Two 16x16ft)
- Five 5 Ton O/H Cranes
- Efficient LED lighting throughout
- High efficiency heat pump system throughout office area (6 heat pumps)
- 6 washrooms
- A myriad of office rooms including finished lunch/board rooms, storage and reception areas.
- Elevators servicing the 3 storey office space
- 2.11 acres of paved yard space
- 600 V, 3 Phase Power

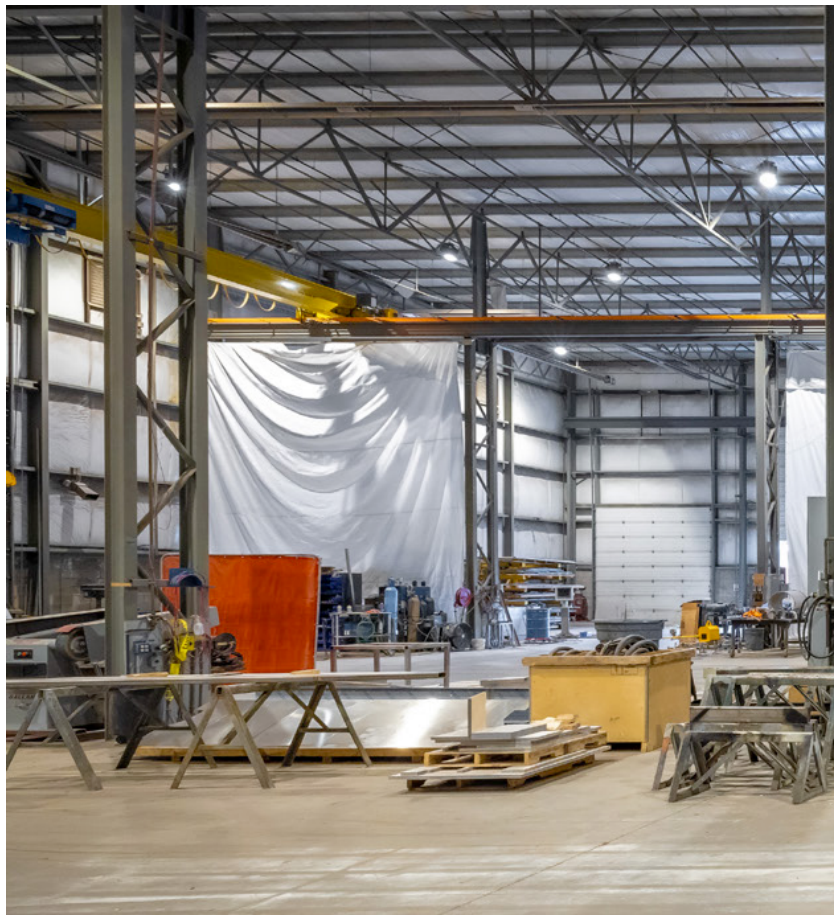
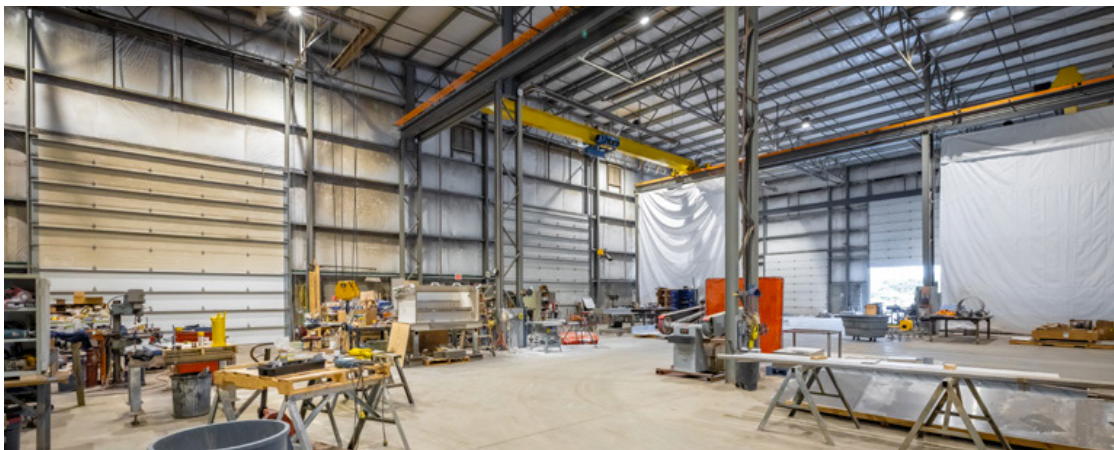
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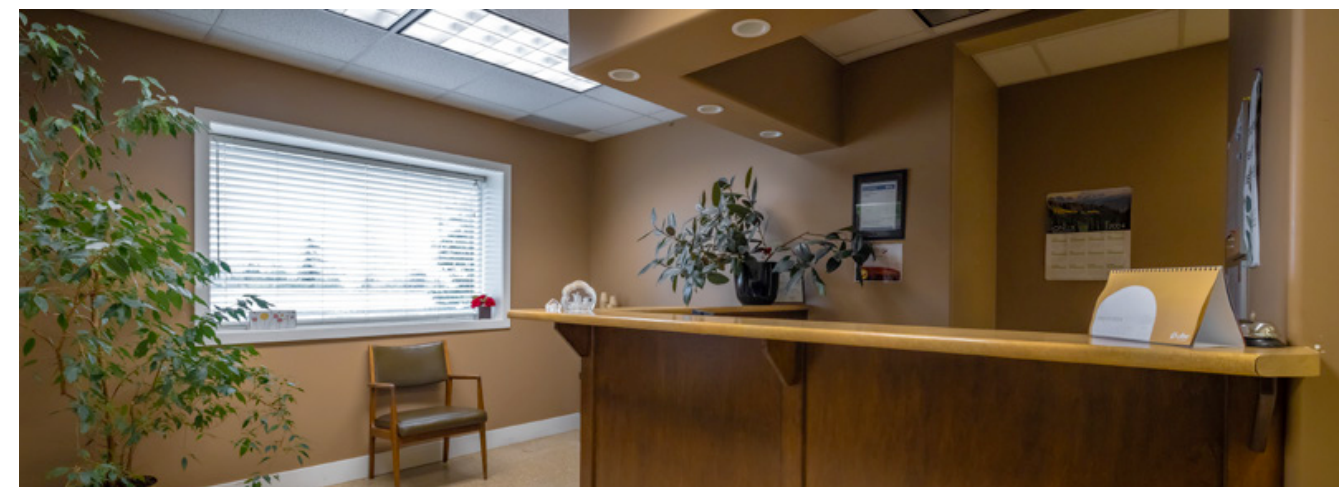
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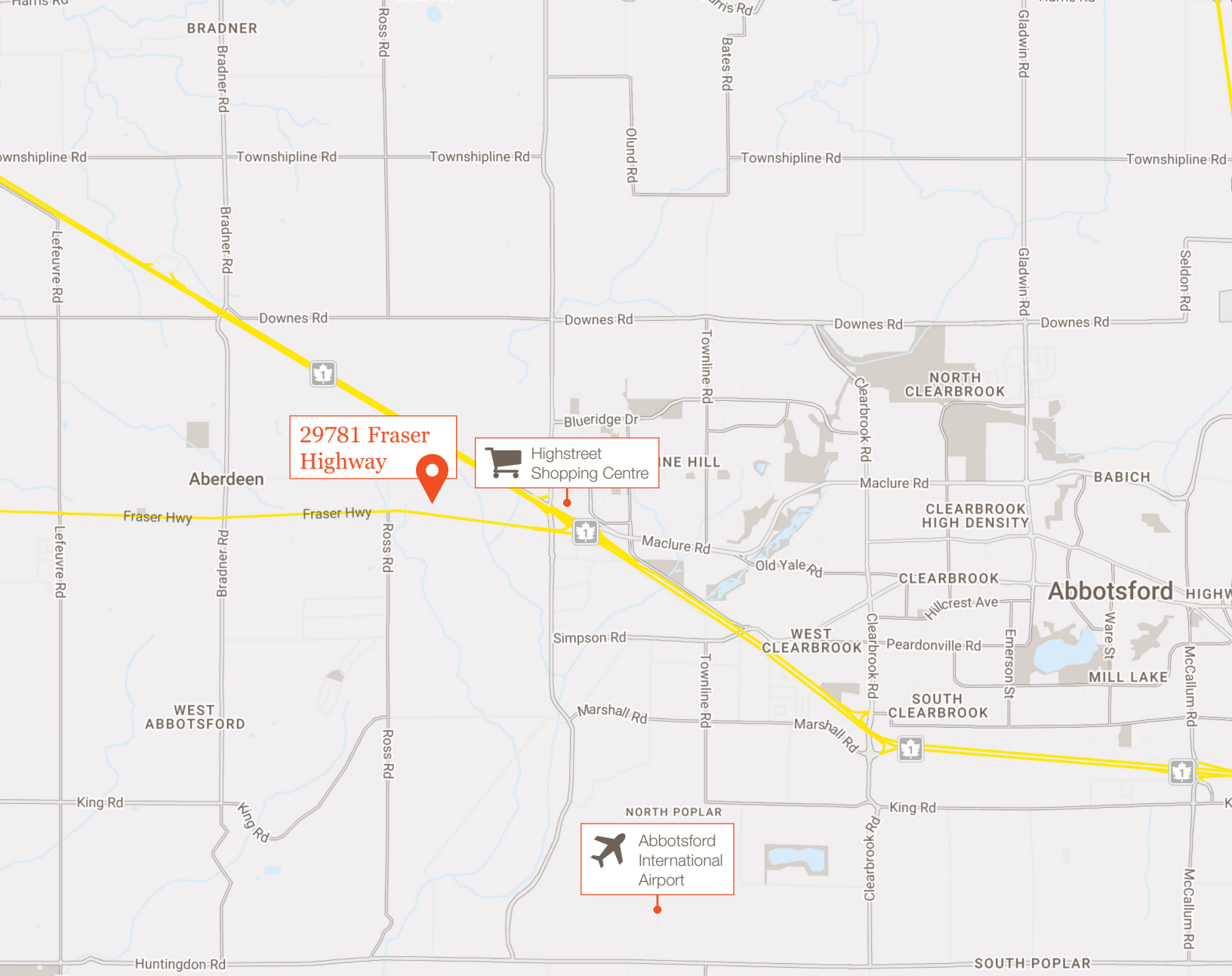


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Travel Times



Mt Lehman Onramp to Highway 1

1 min

Downtown Abbotsford

10 mins

Sumas US Border Crossing

15 mins

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