

FOR LEASE

31290 Wheel Avenue, Abbotsford BC



FOR ADDITIONAL INFORMATION AND TO SCHEDULE A VIEWING PLEASE CONTACT:

Bobbi Crandall

Office: 604-931-5551

Mobile: 778-773-5157

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Opportunity

To lease this freestanding building located on a corner .991 acre lot situated minutes from Highway 1.

Building

Main Floor Office & Showroom	3,224 sq. ft.
Mezzanine Office	1,604 sq. ft.
Main Warehouse & Production Area	20,462 sq. ft.
Mezzanine (Warehouse)	<u>691 sq. ft.</u>
Total	25,981 sq. ft.

Features

- * 6 grade level loading doors
- * 2 dock level load doors
- * Air conditioned office area & showroom
- * Ample parking
- * Gas fired heaters
- * Staffroom/kitchen area
- * 5 washrooms
- * 3 phase/400 amp electrical

Available

April 1, 2017 est.

Zoning

I2 General Industrial

Rates

Base Rent

\$7.50/sq. ft.

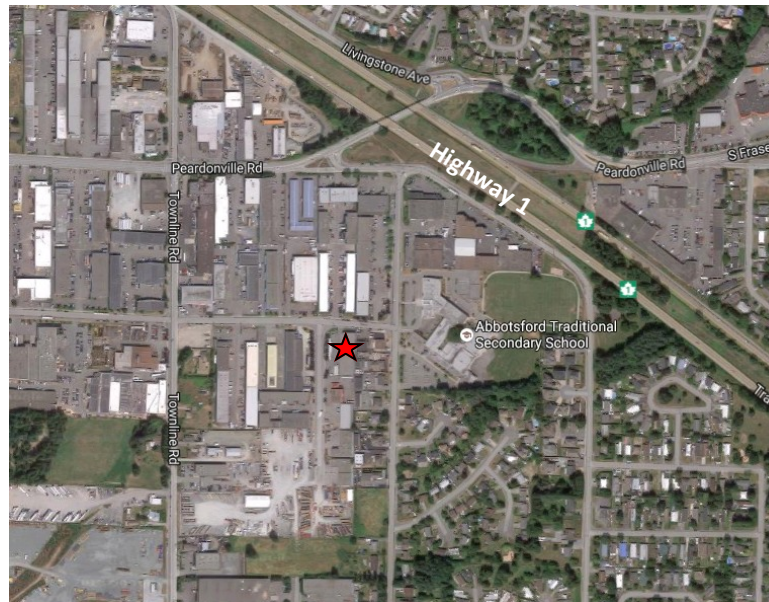
Operating Ex.

\$2.35/sq. ft.

Total Monthly

\$21,326.07/month*

*subject to GST



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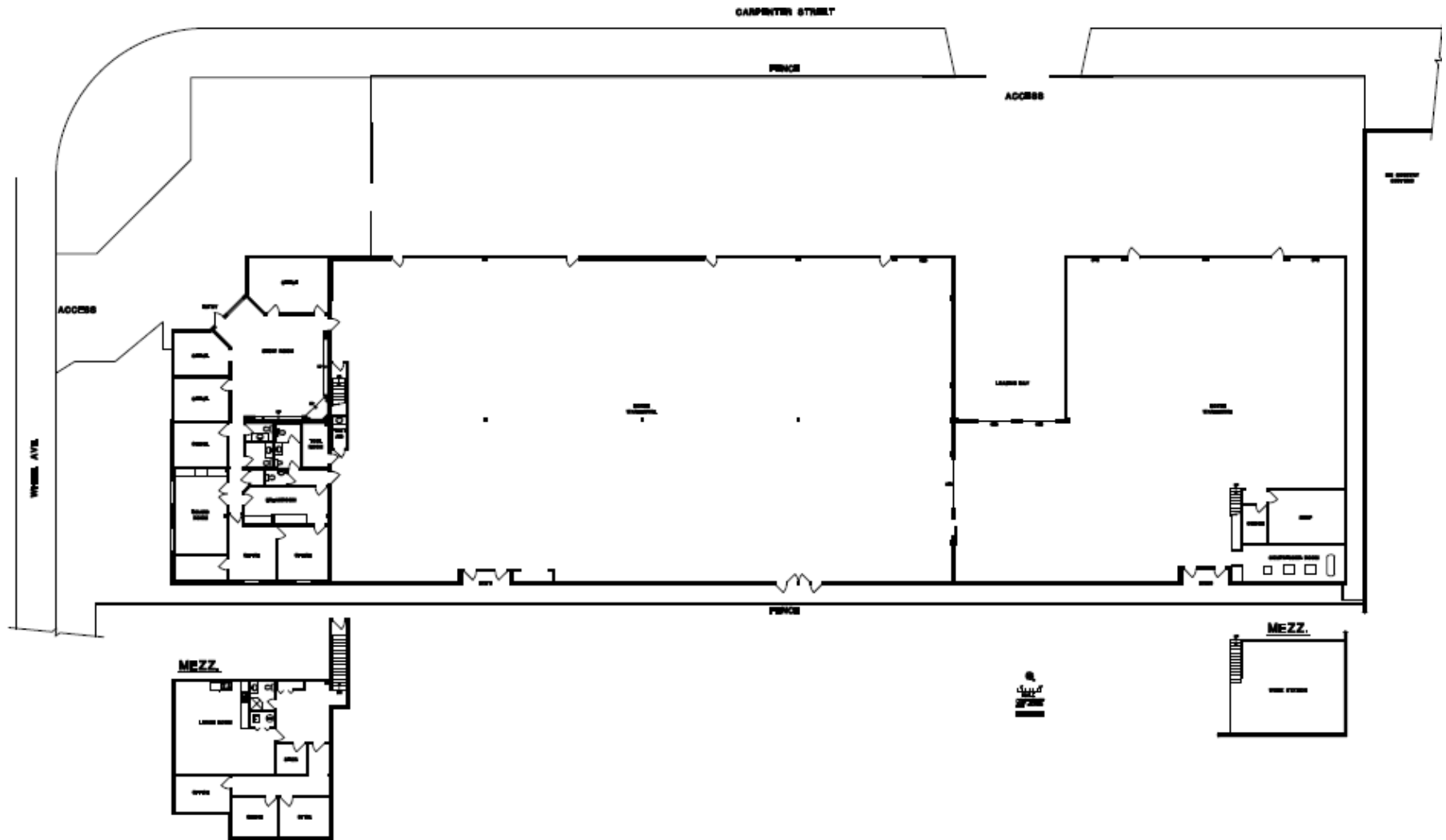
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