FOR LEASE

NEW CONSTRUCTION FLEX-INDUSTRIAL SPACE

34425 McConnell Road
Abbotsford, BC

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 2,565 sf - 11,813 sf shell office/flex industrial space
- Corner lot with exposure onto River Road
- Views of Mount Baker and the Fraser Valley
- $13.00 per square foot net

For more information
PLEASE CONTACT:

Kyle Dodman
d 604.424.9837
c 604.309.9446
kyled@FLRE.ca

Todd Bohn
Personal Real Estate Corporation
d 604.676.4138
c 778.808.8633
todd@FLRE.ca

www.FLRE.ca

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BE GROUP

34425 McConnell Road
Abbotsford, BC

OPPORTUNITY

The opportunity to lease shell office space/flex industrial showroom space in a newly constructed facility on the corner of Riverside and McConnell Road. The building is home to the BE Group's Corporate head office and a landmark in the Sumas Industrial area. Flexible configurations of shell office and flex industrial space available.

PROPERTY FEATURES

- Office views of Mount Baker and surrounding valley
- New concrete tilt construction
- Professionally glazed windows
- Corner lot with exposure onto Riverside Road
- Ample parking in private parking lot
- Elevator and stair access to unit 200, 203, 300
- 23" clear ceilings in unit 203
- Office build-out options available

SHELL RENT

$13.00 per square foot net

ADDITIONAL RENT

$4.00 per square foot

ZONING

Zoned I2 (General Industrial Zone) which permits a mix of light industrial uses. Permitted uses include:

- Building supply companies
- Commercial vehicle sales and leasing
- Data centres
- Farm and industrial equipment sales/leasing/repairs
- Landscape supply
- Manufacturing companies
- Microbreweries
- Printing services
- Recreational sales/leasing/repair/rentals
- Research and development
- Trade schools

INTERIOR SHELL SPACE

FOR MORE INFORMATION CALL 604.583.2500

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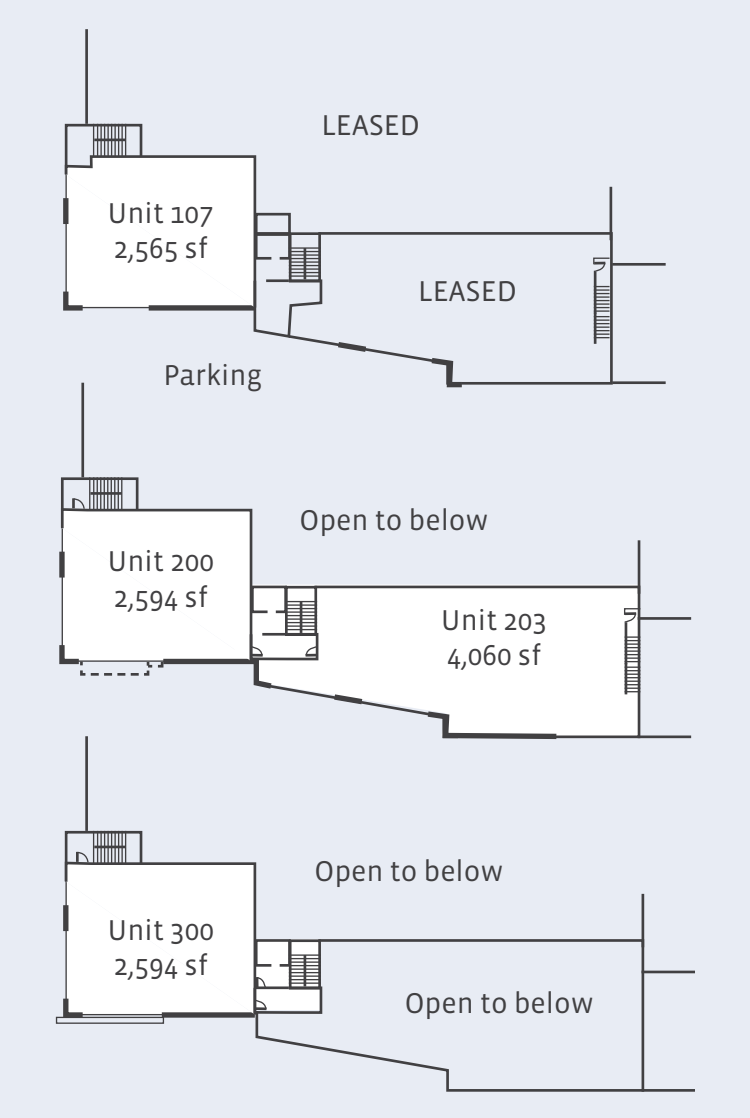
AVAILABILITY

First, second and third floor space available. Shell space to be built out to suit your business' needs.

Description	Unit #	SIZE
First floor office/retail	107	2,565 sf
Second floor office	200	2,594 sf
Second floor flex space	203	4,060 sf
Third floor office	300	2,594 sf
	TOTAL	11,813 sf



LOCATION

34425 McConnell is situated on the north-east corner of Riverside Road and McConnell Road in the Sumas industrial area of central Abbotsford. Primary access to the property is provided by the Trans-Canada Highway off of exit 92. The Highway 1 and Sumas Way (Highway 11) interchange is 5 minutes from the property to the north, and the Huntingdon Border Crossing is 5 minutes south. The surrounding area has a mixture of commercial and industrial development. The Sumas Industrial area is a targeted area for businesses to relocate due to the surrounding amenities and a large employment base from the City of Abbotsford.

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d 604.676.4138
c 778.808.8633
todd@FLRE.ca

160 – 8621 201 Street
Langley, BC V2Y 0G9
o 604.687.8300
f 604.687.8322
FLRE.ca

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