

FOR LEASE

11,900 SF INDUSTRIAL UNIT IN MULTI-TENANT COMPLEX

103 - 2150 Queen Street
Abbotsford, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 11,900 sf warehouse with 1,600 sf finished office
- 3 grade loading doors
- Future Mason Street exposure and access
- \$8.50 psf net

For more information

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FLRE.ca

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OPPORTUNITY

Occupy an 11,900 square foot unit in an established multi-tenant industrial complex, Glass World Industrial Park.

LOCATION

Glass World Industrial Park is located in the Peardonville Industrial area. The complex is situated between Queen Street and Mason Street, which is expected to be completed in Q4 2017. Mason Street will provide a second entrance to the complex, adjacent to the unit. The location provides quick access to major transportation routes. Highway 1, Fraser Highway and the Abbotsford International Airport are all minutes away from the complex. The Sumas border crossing is conveniently located 15 minutes south-east.

PROPERTY FEATURES

- 8,800 sf warehouse
- 1,500 sf mezzanine
- 1,600 sf finished office
- 23' clear ceiling height in warehouse
- 3 grade loading doors
- 200 Amp/600 Volt Power
- Signage opportunities on Queen Street
- Future signage opportunities on Mason Street
- Future exposure and parking on Mason Street
- Secure, gated complex

ZONING

Zoned I2 (General Industrial) which permits a wide range of industrial uses.

LEASE RATE

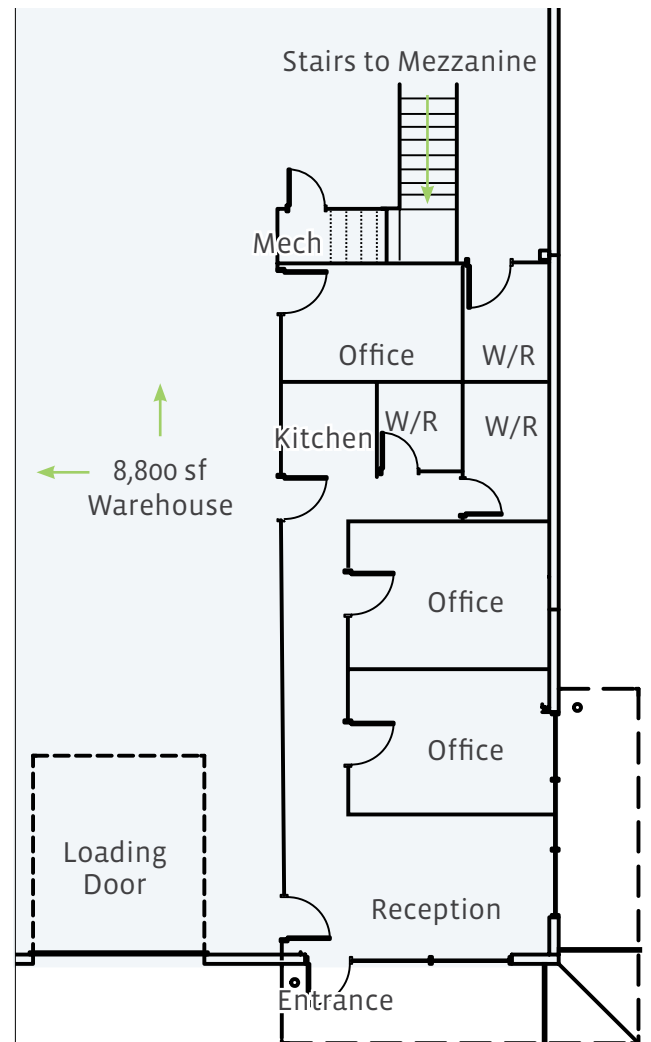
\$8.50/sf net

ADDITIONAL RENT

\$2.85/sf (2017 estimate)



Mason Street is a new road (under construction) with street parking and an eastern sidewalk



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