

FOR LEASE

57,000 SF INDUSTRIAL BUILDING PLUS YARD AREA

34499 & 34559
McClary Avenue
Abbotsford, BC



FRONTLINE
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS:

- From 5.49 up to 11.12 acres with up to 57,000 sf of building area
- Rail access with recessed dock loading
- Located adjacent the Trans-Canada Highway
- Zoned I3 High Impact Industrial

For more information
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LOCATION & OPPORTUNITY

To lease from 5.49 up to 11.12 acres with up to 57,000 square feet of improved area, strategically located adjacent the Trans Canada Highway in Abbotsford, one block south of the Sumas Way Interchange.

OVERVIEW

- Excellent location adjacent to the Sumas Way Interchange at the Trans Canada Highway in the heart of the Fraser Valley, with the option for Highway 1 exposure and minutes from the US Border, directly south
- Extensive retail and restaurant amenities nearby including Starbucks, Cactus Club Cafe, Tim Hortons, The Home Depot, Winners and Wal-Mart Super Centre
- Zoned I3 High Impact Industrial allowing for an extensive variety of industrial uses, outside storage and ancillary offices

PROPERTY 1 - FEATURES

34559 McClary Avenue

- Currently improved with multiple metal clad structures, providing up to 57,065 square feet
- 5.63 acres
- Existing yard area approximately 1.3 acres used for outside storage, to be confirmed
- 600 Amp 120/208 Volt 3 phase power supply
- Sloped ceilings in the main building from 19'; 25' column spacing
- Multiple grade level access points
- Landlord will consider demolition of non-essential structures construction of upgrades including (but not limited to) the addition of sprinklers, increased hydro service and reconfiguration of office areas
- Occupancy conditional upon the owner relocating its existing operations (projected time period: 6 - 12 months)

PROPERTY 2 - FEATURES

34499 McClary Avenue

- Level site, partially paved and graveled
- 5.49 acres
- Rail access provided by Southern Rail of BC, with recessed dock loading
- Immediate occupancy



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FLEXIBLE OPTIONS & LEASE RATES

Option 1	“As is” together or separately
Lease Rate	\$5.50 per SF, net (building area) \$2.00 per SF, net (yard area)
Option 2*	Custom upgrades & retro-fit (Property 1), together or separately
Option 3*	Build to Suit Lease, up to 180,000 square feet of new generation warehouse/office space

* Rates for option #2 and #3 to be determined based on specific requirements and improvements.

SITE SIZE

Property 1	5.63 acres
Property 2	5.49 acres
Combined Available Land	11.12 acres

PROPERTY 1 - 34559 MCCLARY AVENUE: BUILDING AREA BREAKDOWN

Main Building (A)	33,750 SF
Auction Ring & Office (B)	3,585 SF
Restaurant & Office (B)	1,400 SF
Staging Shed (C)	7,130 SF
Subtotal	45,865 SF
Shop & Office (D)	7,000 SF
South Building (E)	4,200 SF
Subtotal	11,200 SF
Total	57,065 SF

- The Landlord will consider demolishing areas (C), (D) and (E)
- Prospective tenants to confirm exact dimensions and building sizes
- Rail location approximate
- Area (F) to be demolished

PROPERTY & BUILDING LAYOUT



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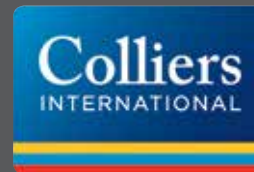
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The team is composed of Todd Bohn (Personal Real Estate Corporation), Vice President of Commercial and Industrial at Frontline Real Estate Services Ltd. and Chris Morrison (Personal Real Estate Corporation), Executive Vice President of Industrial at Colliers International. They are supported by the marketing and administrative teams from both brokerages.

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