

FOR LEASE

8,500 - 20,821 SF WAREHOUSE WITH GRADE LOADING

2130 - 2150
Queen Street
Abbotsford, BC

UP TO 20,800 SF AVAILABLE



 **FRONTLINE**
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 8,500 - 20,821 sf of industrial warehouse space
- Office and mezzanine build to suit options available
- Exposure and access via Mason Street
- \$8.50- \$9.00 psf

For more information
PLEASE CONTACT:

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OPPORTUNITY

Occupy an industrial warehouse space in an established multi-tenant industrial complex, Glass World Industrial Park. The available units include a built out unit with office improvements as well as new construction. All units have access and exposure onto the newly constructed Mason Street.

PROPERTY FEATURES

- Office and mezzanine build to suit options available
- 23' clear ceiling height
- Grade loading door(s)
- Radiant Tube Heating in warehouse
- T-5 fluorescent lighting
- 200 Amp/600 Volt Power
- Exposure and signage opportunities on Mason Street
- Access/egress and additional parking on Mason Street
- Secure, gated complex
- Move in now or early 2018

ZONING

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

AVAILABILITY AND BASIC RENT

UNIT	SIZE	OFFICE	BASIC RENT
103	11,900 sf	1,600 sf	\$9.00/sf
170	20,821 sf	TBD	\$8.50/sf
180	8,500 sf	TBD	\$8.75/sf

ADDITIONAL RENT

\$3.00/sf (2017 estimate)

SITE PLAN



FOR MORE INFORMATION CALL 604.583.2500

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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 have street parking, an eastern sidewalk and provide a second entrance to the complex. The location provides quick access to major transportation routes and planned improvements to the area, including the widening of Mt. Lehman Road and the Marshall Road alignment, will improve access further. 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.



EXISTING CONSTRUCTION



MASON STREET CONSTRUCTION



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