

FOR LEASE

8,024 SF INDUSTRIAL UNIT IN MULTI-TENANT COMPLEX

902 & 903
30923 Wheel Avenue
Abbotsford, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 8,024 sf warehouse with 750 sf finished office (approx.)
- 3 grade loading doors
- Corner exposure on Queen Street & Wheel Avenue
- \$8.50 psf 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

FLRE.ca

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OPPORTUNITY

Occupy an 8,024 square foot unit in an established multi-tenant industrial complex.

LOCATION

The complex is situated on a corner lot on Wheel Avenue off of Queen Street in West Abbotsford. 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 17 minutes south-east.

PROPERTY FEATURES

- 750 sf finished office (approx.)
- 3 grade loading doors
- 200 Amp/600 Volt Power
- 22' clear ceiling height
- Signage opportunities on Queen Street
- Storefront windows

ZONING

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

- Manufacturing
- Warehousing
- Courier & delivery
- Printing services
- Microbrewery
- Trade school
- Research & development
- Landscape supply
- Automotive uses
- Restaurant

LEASE RATE

\$8.50/sf net

ADDITIONAL RENT

\$3.50 sf



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