

# FOR LEASE

5,360 SF IN MULTI TENANT COMPLEX

3, 4, 5 - 30686 Matsqui Place  
Abbotsford, BC



**FRONTLINE**  
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- 5,360 sf warehouse
- Highway 1 exposure
- 3 front grade loading doors
- Asking lease rate: \$8.25 psf net

*For more information*

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**FLRE.ca**

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## OPPORTUNITY

A rare opportunity to lease three contiguous units in a multi tenant industrial complex with an office and shop. The subject property's location provides quick access to Highway 1, Fraser Highway and the Abbotsford International Airport. The Sumas border crossing is conveniently located approximately 16 minutes southeast.

## PROPERTY FEATURES

- 3 grade loading doors
- Three phase and single phase power
- 16.5 foot clear to trusses
- Gated and secure complex
- New lighting and paint
- Highway 1 exposure

## AVAILABILITY

DESCRIPTION	SIZE
Office	500 sf
Shop (16.5' ceiling)	4,860 sf
<b>TOTAL</b>	<b>5,360 sf</b>

## ZONING

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

## LEASE RATE

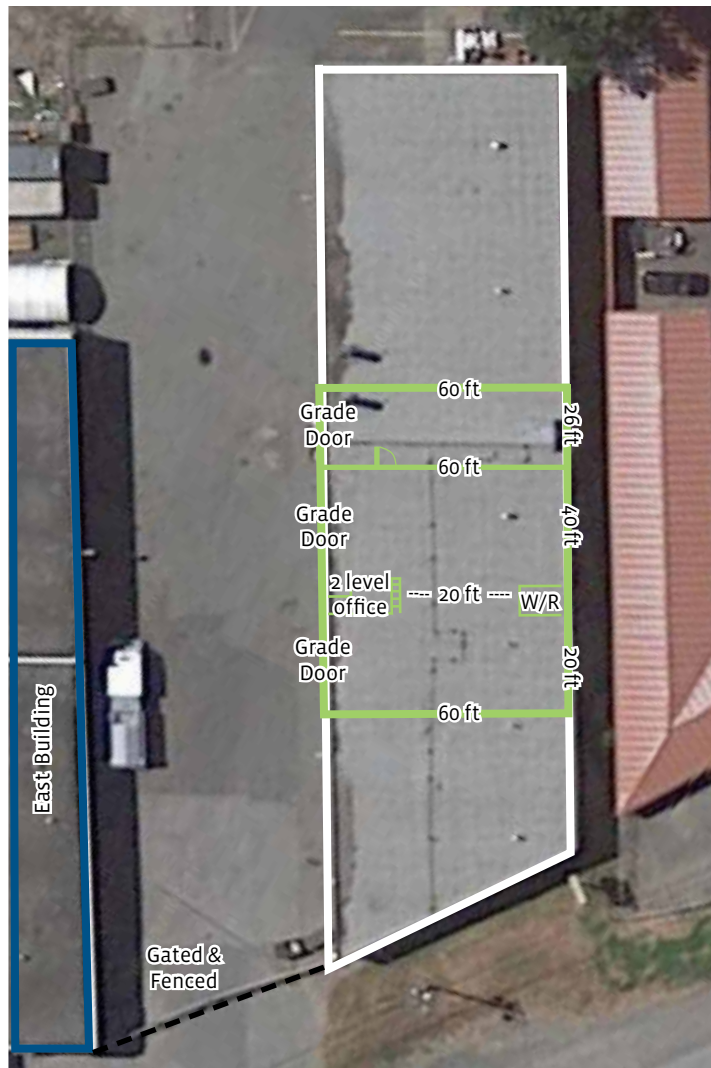
\$8.25/sf net

## ADDITIONAL RENT

\$2.75/sf

## TOTAL MONTHLY RENT

\$4,913 plus GST and utilities



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