

# FOR LEASE

3,800 SF INDUSTRIAL BUILDING ON 0.66 ACRE LOT

31889 Marshall Place  
Abbotsford, BC



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## PROPERTY HIGHLIGHTS:

- 3,800 sf freestanding building on 0.66 acre lot
- Signage exposure on Highway 1
- 3 grade loading doors
- Monthly basic rent: \$7,000 + GST and NNN costs

*For more information*

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# FOR LEASE

3,800 SF INDUSTRIAL BUILDING ON 0.66 ACRE LOT

3188g Marshall Place  
Abbotsford, BC

## OPPORTUNITY

Occupy a 3,800 square foot freestanding building on a 0.66 acre lot with excellent exposure and proximity to Highway 1. The property boasts a newly renovated office and ample yard space.

## LOCATION

This property is located in the Clearbrook Industrial area of Abbotsford and provides quick access to major transportation routes including Highway 1, Fraser Highway and the Abbotsford International Airport. Additionally, the Sumas border crossing is conveniently located 16 minutes south-east.

## PROPERTY FEATURES

- 3,015 sf warehouse
- 785 sf office
- 0.66 acre lot
- 2 private offices with additional open work space
- 2 washrooms
- Signage exposure on Highway 1
- 18' clear ceiling height in warehouse
- 3 grade loading doors (12' x 14')
- Three phase power

## ZONING

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

## MONTHLY BASIC RENT

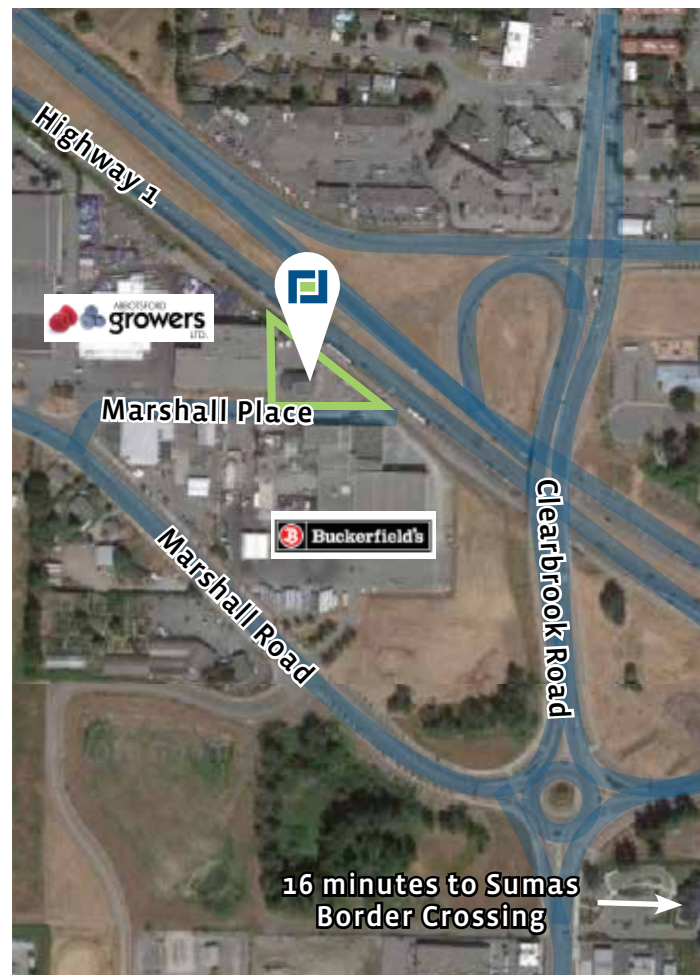
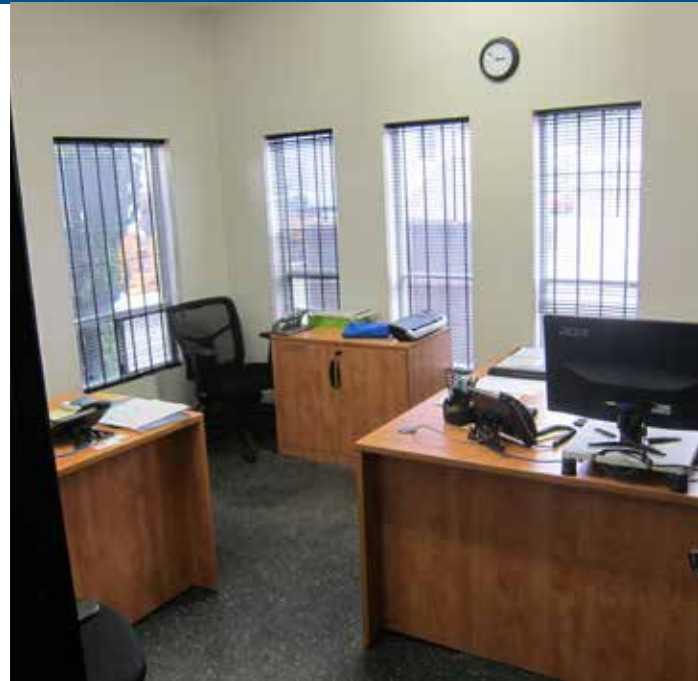
\$7,000 plus GST and NNN costs

## MONTHLY ADDITIONAL RENT

\$1,756 plus GST (2017 estimate)

## ESTIMATED MONTHLY GROSS RENT

\$8,756 plus GST & utilities



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