

# FOR LEASE

HIGHWAY EXPOSURE INDUSTRIAL BUILDING

2126 Paramount Crescent  
Abbotsford, BC

**MOVE IN READY**



**FRONTLINE**  
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- 9,282 square foot facility on 0.57 acres
- Ample Highway 1 exposure
- Finished two level office/showroom space
- \$8.75 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**

# FOR LEASE

HIGHWAY EXPOSURE INDUSTRIAL BUILDING

2126 Paramount Crescent  
Abbotsford, BC

## OPPORTUNITY

A rare opportunity to lease an industrial property with a professionally finished office/showroom, outdoor storage and Highway 1 exposure. The subject property is located in the industrial pocket along the one-way street/loop Paramount Crescent which is accessible from Marshall Road. The subject property is easily accessible from Highway 1 via the Clearbrook Road exit (exit 87).

## PROPERTY FEATURES

- 2 grade loading doors
- Ample three phase power
- 20 foot ceiling height in warehouse
- Outside storage/yard space
- Professional showroom space
- Highway 1 exposure

## AVAILABILITY

| DESCRIPTION             | SIZE            |
|-------------------------|-----------------|
| Office/Showroom         | 3,036 sf        |
| Warehouse (20' ceiling) | 5,298 sf        |
| Shop (low ceiling)      | 948 sf          |
| <b>TOTAL</b>            | <b>9,282 sf</b> |

## ZONING

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

## LEASE RATE

\$8.75/sf net

## ADDITIONAL RENT

\$3.00/sf

## TOTAL MONTHLY RENT

\$9,088.63 plus GST and utilities



E.&O.E: This document/email has been prepared by Frontline Real Estate Services Ltd. for advertising and general information only. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Frontline Real Estate Services Ltd. Any interested party should undertake their own inquiries as to the accuracy of the information. Frontline Real Estate Services Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

LOCAL FOCUS. POWERFUL RESULTS.