

# FOR LEASE

HIGHWAY EXPOSURE INDUSTRIAL BUILDING

2126 Paramount Crescent  
Abbotsford, BC

**MOVE IN READY**



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## 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*

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## 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



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