

FOR LEASE

INDUSTRIAL YARD SPACE/BUILD TO SUIT OPPORTUNITY 2200 Iron Mills Court
Abbotsford, BC



LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 2 - 9 acres of gravelled and fenced yard
- Serviced and rezoned to I2 (General Industrial)
- Build to suit options by proposal
- \$1.50 psf net

For more information
PLEASE CONTACT:

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OPPORTUNITY

The opportunity to lease 2 to 9 acres of zoned and serviced industrial land in West Abbotsford. The property is currently gravelled and fenced. Flexible yard lease and build to suit options available.

AVAILABILITY

Flexible yard sizes available between 2 and 9 acres, see below for examples. For details regarding build to suit options please contact the listing agents.

LEASE RATE

\$1.50 psf net

ADDITIONAL RENT

\$0.50 psf (estimated 2018).

EXAMPLE YARD OPTIONS



FOR MORE INFORMATION CALL 604.583.2500

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ZONING

The site is currently being rezoned to General Industrial (I2) which accommodates a mix of light industrial uses and allows for **outside storage**. Permitted uses include:

- Manufacturing
- Warehousing
- Building Supply
- Landscape Supply
- Automobile uses
- Commercial vehicle uses
- Courier and Delivery
- Printing Services
- Research and Development
- Mini Storage
- Brewery

LOCATION

The subject property is located in the Peardonville industrial area, which is experiencing significant growth with new development occurring surrounding the Abbotsford International Airport. The location provides quick access to major transportation routes. Highway 1, Fraser Highway and the Abbotsford International Airport are all minutes away. The Sumas border crossing is conveniently located 15 minutes southeast. Planned improvements to the area, including the widening of Mt. Lehman Road and the Marshall Road Alignment, will improve access further.

LOCATION MAP



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