

9,314 SF Food Grade Warehouse With Dock Loading

FOR LEASE

6 – 2650 Progressive Way, Abbotsford, BC



FOR MORE INFORMATION:

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Presenting the opportunity to lease a highly improved food grade manufacturing, processing, and distribution facility. This 9,314 sf unit features upgraded electrical service, insulated processing space, multiple coolers/freezers, floor drains, and a full clear loading area. Featuring 7,791 sf of warehouse/production space and 1,523 sf off tastefully improved office mezzanine, this unique offering presents a strategic opportunity to significantly save on TI costs and assume control of a fully operational turnkey food production facility. Alternatively, current improvements can be removed to accommodate a wide range of industrial uses.

Property Highlights:



9,314 sf food grade facility



Multiple coolers and freezers



Separated full clear loading area with dock loading



Just 2 minutes to Highway 1



Lease Rate: Contact Agent



PROPERTY FEATURES

OFFICE AREA	1,523 SF
WAREHOUSE/ PRODUCTION AREA	7,791 SF
TOTAL AREA	9,314 SF

CLEAR HEIGHT (INSULATED
COOLER/FREEZER SPACE) 11.5'

CLEAR HEIGHT
(LOADING AREA) 25'

LOADING DOORS One (1) dock loading

POWER Heavy

ZONING I2 – General Industrial

CURRENT FOOD GRADE IMPROVEMENTS

- Three (3) air conditioned production rooms with slip resistant flooring
- Three (3) enclosed coolers (102sf – 464sf)
- One (1) deep freezer (459sf)
- Multiple drains

KEY POINTS

TOTAL PREMISE

9,314 sf

AVAILABILITY

April 15, 2024

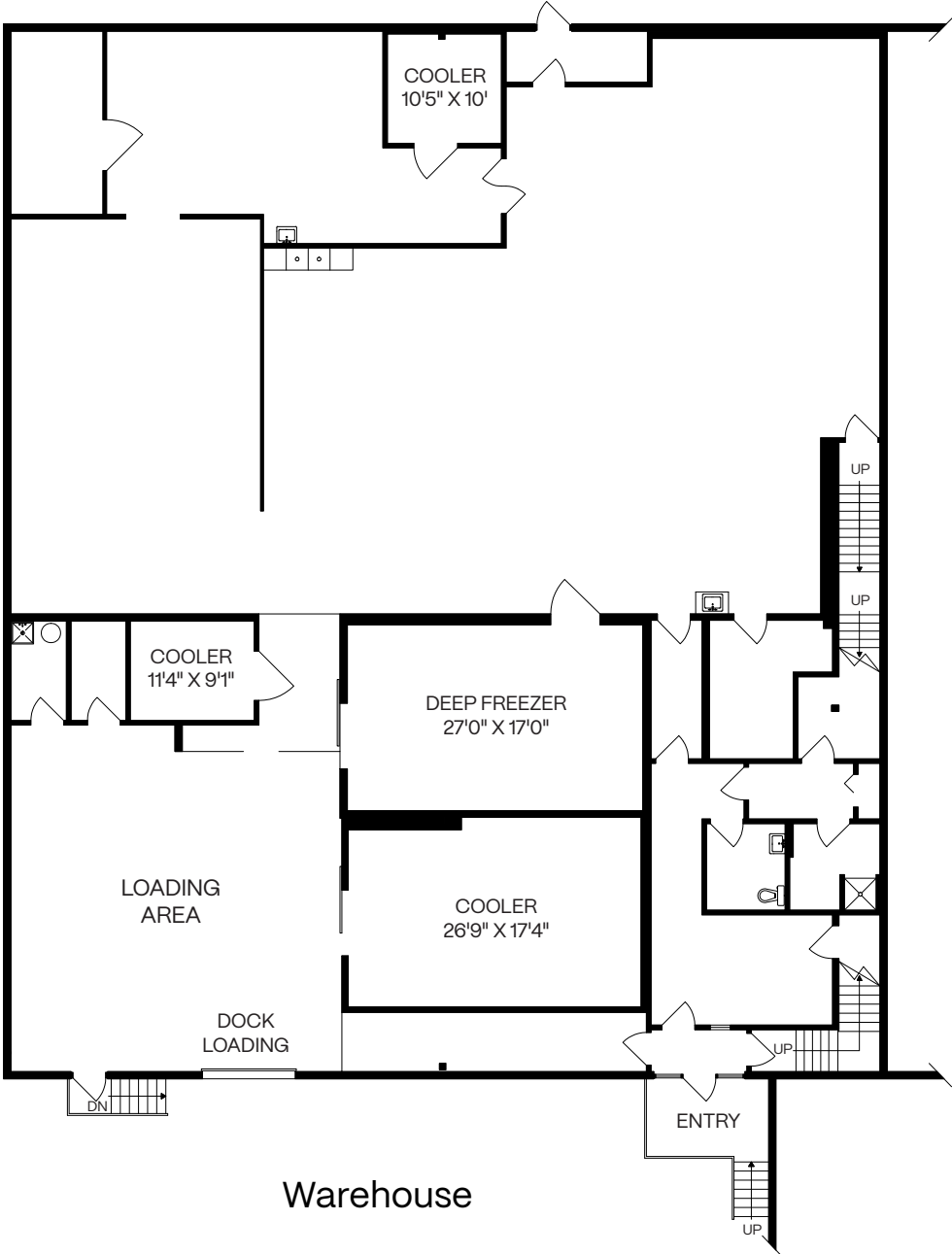
BASE RENT

Contact Agent

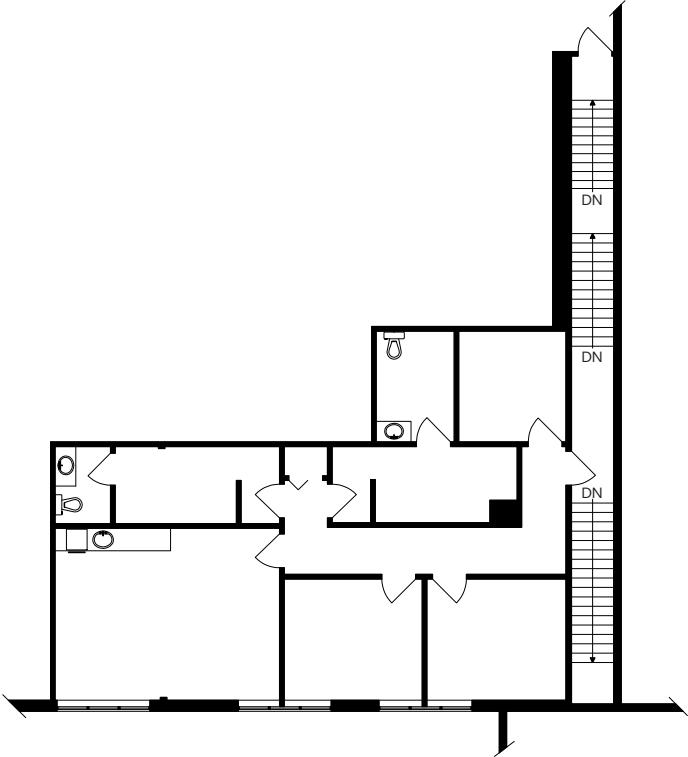
ADDITIONAL RENT (2024 EST.)

\$4.79/sf





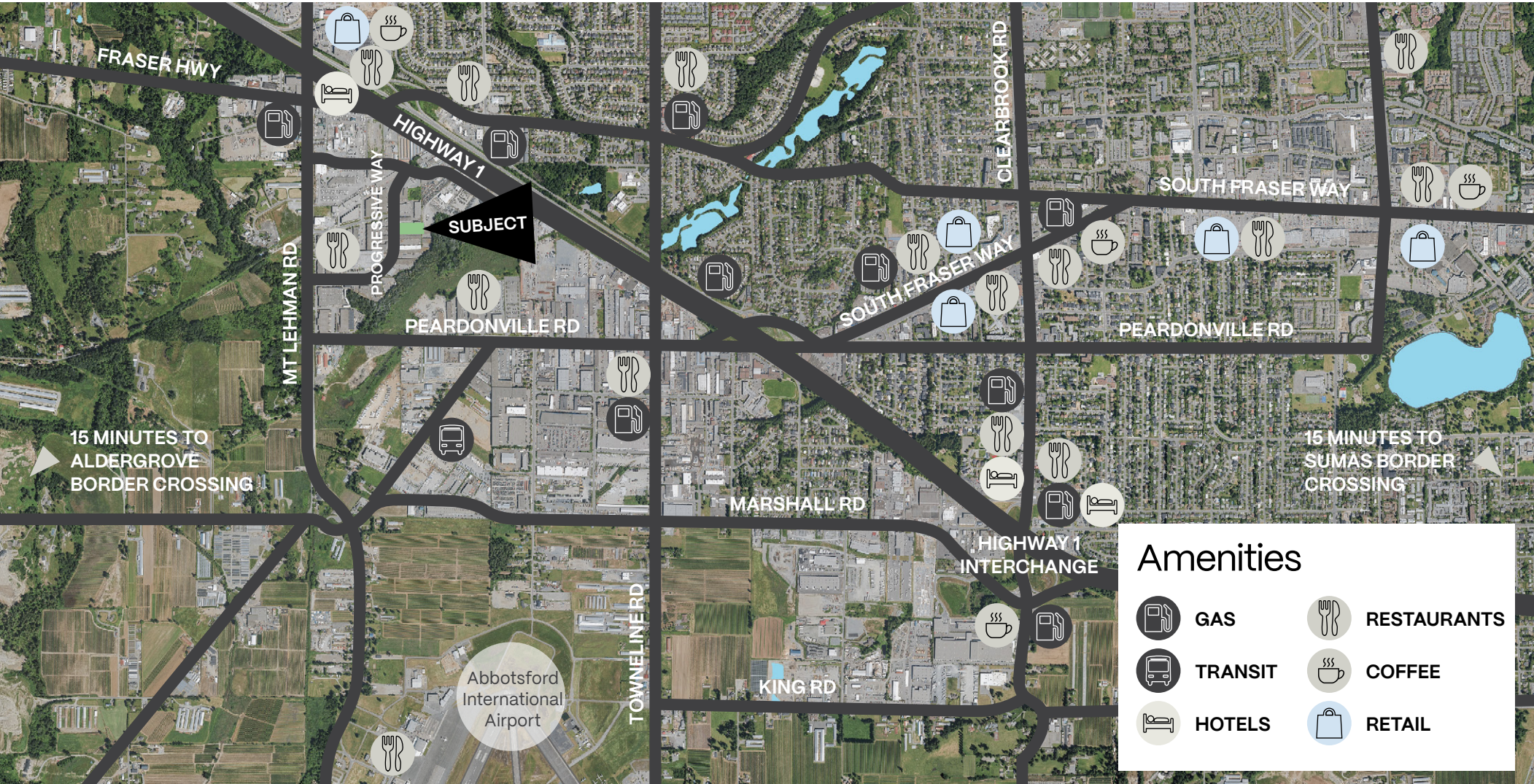
Warehouse



Office

Located adjacent to Highway 1 and Mt Lehman Road, the subject property has a wide variety of commercial amenities and synergistic industrial businesses right at its door step.

Abbotsford is one of the fastest growing business centres in Canada and boasts an educated work force of skilled labourers and service workers. West Abbotsford is experiencing significant growth, with new industrial development surrounding the Abbotsford International Airport and along Mt Lehman Road.

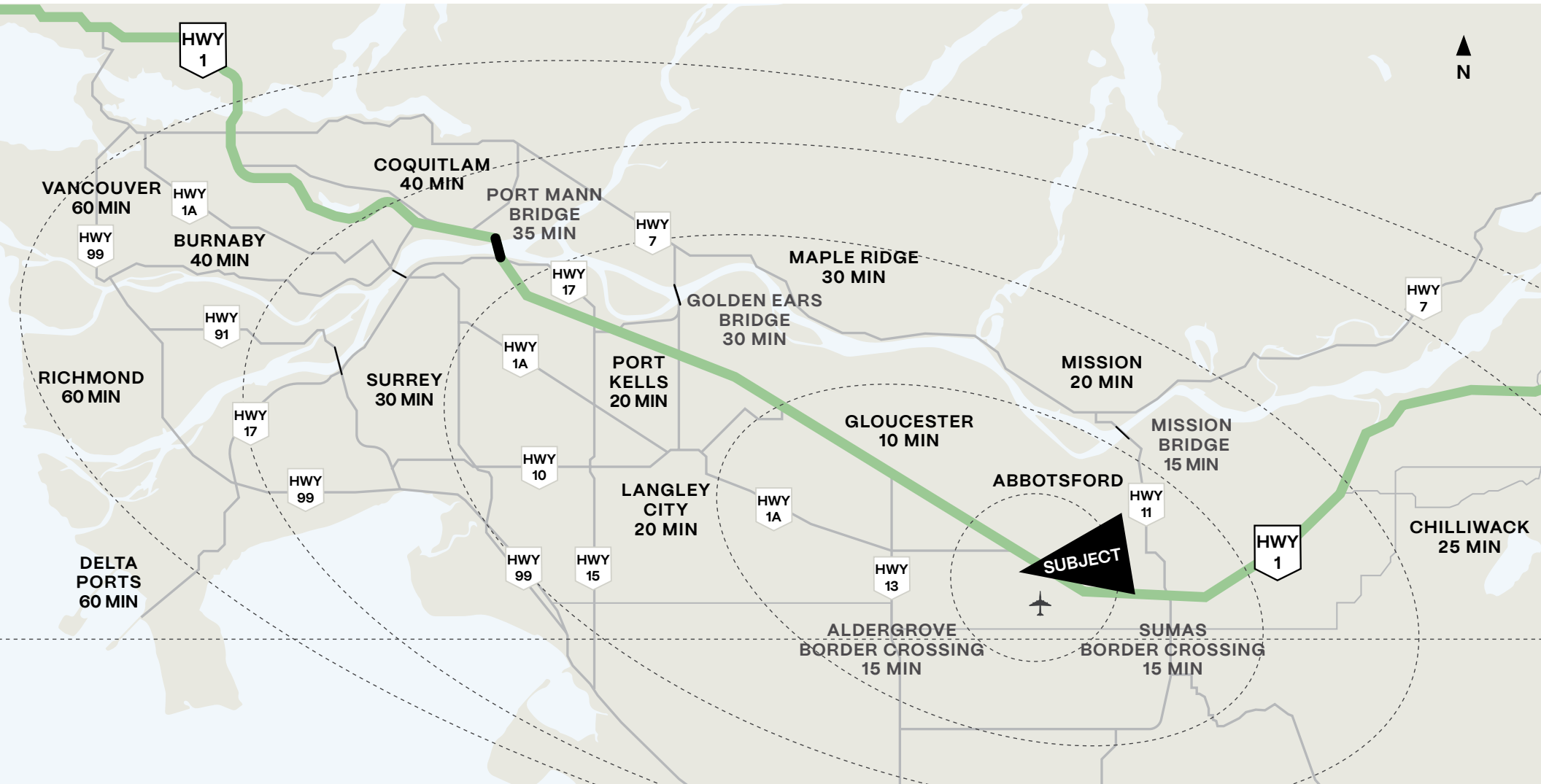


Drive Times

6 – 2650 Progressive Way, Abbotsford, BC

The property is located in West Abbotsford, minutes away from Highway 1 and Abbotsford International Airport. This prime location offers easy access to and from all of Metro Vancouver as well as the Eastern Fraser Valley. It is home to various industrial and commercial businesses, creating synergy opportunities.

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Frontline

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Local Focus. Powerful Results.

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