

FOR LEASE

31290 WHEEL AVENUE • ABBOTSFORD • BRITISH COLUMBIA



CDW
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COMMERCIAL REAL ESTATE

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RE/MAX
COMMERCIAL
RE/MAX COMMERCIAL ADVANTAGE



Each office independently owned and operated.





LOCATED IN ABBOTSFORD'S main industrial area, only minutes to Highway 1 via Mt. Lehman Road, this stand alone industrial warehouse building with office space is available for sublease. This property sits on the corner of Wheel Avenue and Carpenter Street and offers approximately 4,000 SF in office space and the remaining portion of approximately 22,000 SF in warehouse space. Walking in the front door you are met with a large, welcoming reception and/or showroom with a modern light fixture details. There are 6 individual offices, 1 boardroom with built-in storage, 1 supply or breakroom with cabinetry & 2 washrooms. The second office area is walkup only - this 2nd floor office space has a reception, 1 bathroom with shower, 4 individual offices and a very large meeting and/or lunch room with kitchenette. The warehouse offers ~18' clear height ceilings, 2 dock loading doors, 5 grade loading doors, ample overhead lighting and power supply.

STAND ALONE ABBOTSFORD, BC WAREHOUSE BUILDING

25,981 SF

- Office Main Floor 2,500 SF
- Office Second Floor 1,500 SF
- Warehouse 21,981 SF

LEASE RATE:
\$16.00/SF

ADDITIONAL RENT:
\$5.00/SF

AVAILABILITY:
IMMEDIATELY

MLS NUMBER:
C8055990

ZONING:
I2-INDUSTRIAL ZONE

STAND ALONE
INDUSTRIAL
WAREHOUSE BUILDING
WITH OFFICE SPACE IS
AVAILABLE FOR
SUBLEASE

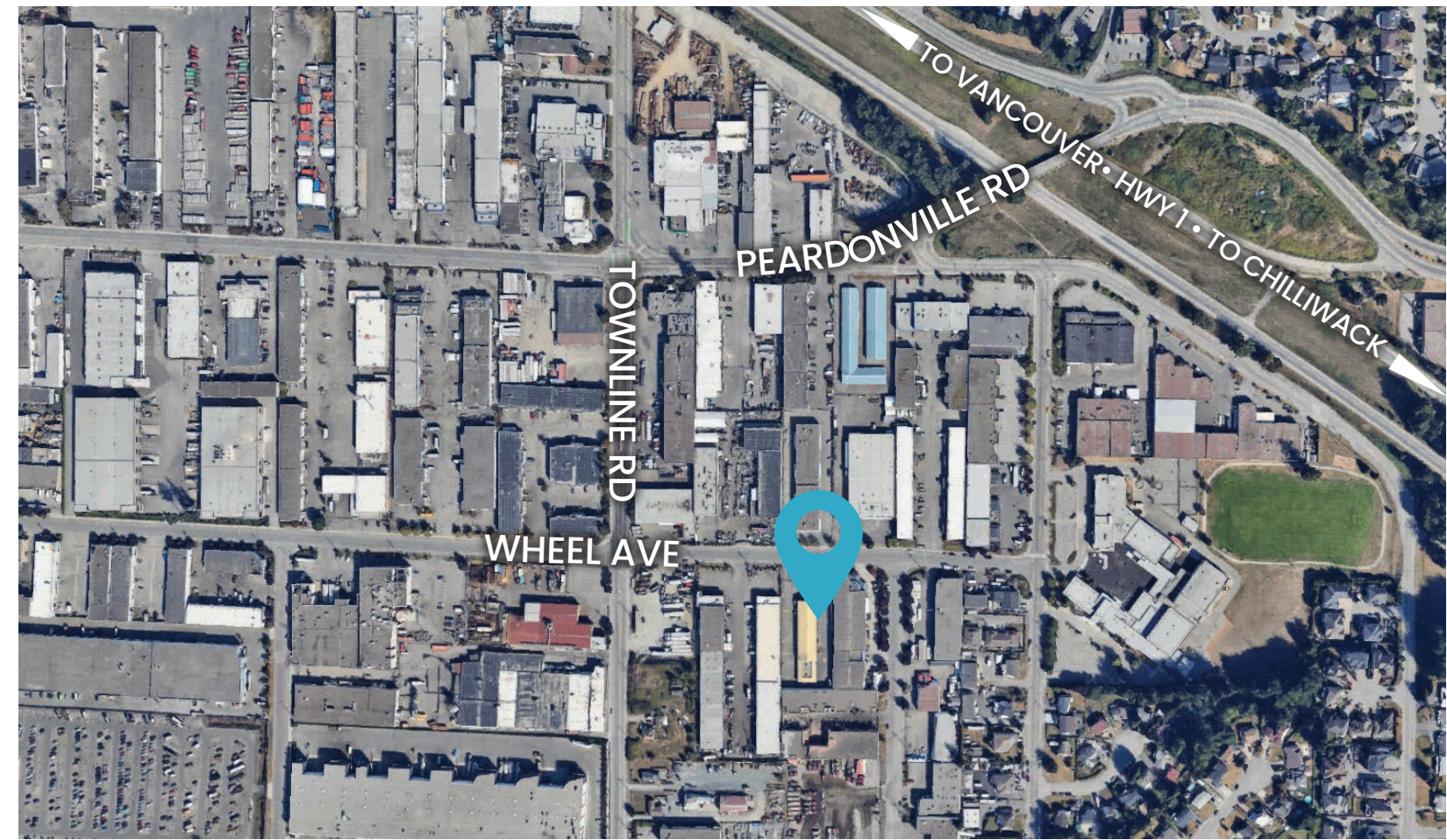


The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Commercial Advantage, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.



ACCESS FROM
PEARDONVILLE ROAD
FROM THE EAST, OR
FROM THE WEST VIA
MT. LEHMAN HWY EXIT TO
SIMPSON RD/PEARDONVILLE RD

SOUTH ON
TOWNLINE ROAD
EAST ON
WHEEL AVE



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