

FOR LEASE

# 3311 MT. LEHMAN ROAD

ABBOTSFORD, BC

WAREHOUSE OPPORTUNITIES WITH FRONT OFFICE/SHOWROOM – MOVE IN DECEMBER 1, 2020

ONE UNIT REMAINING



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**WESGROUP**





## AVAILABLE DECEMBER 1, 2020

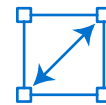
BRAND NEW TIER 1 WAREHOUSE OPPORTUNITY FOR LEASE



**CLOSE PROXIMITY TO**  
ABBOTSFORD AIRPORT



**PRIME LOGISTICAL LOCATION**  
ON HIGHWAY #1



**FLEXIBLE SPACE**  
10,500 - 42,000  
SQUARE FEET



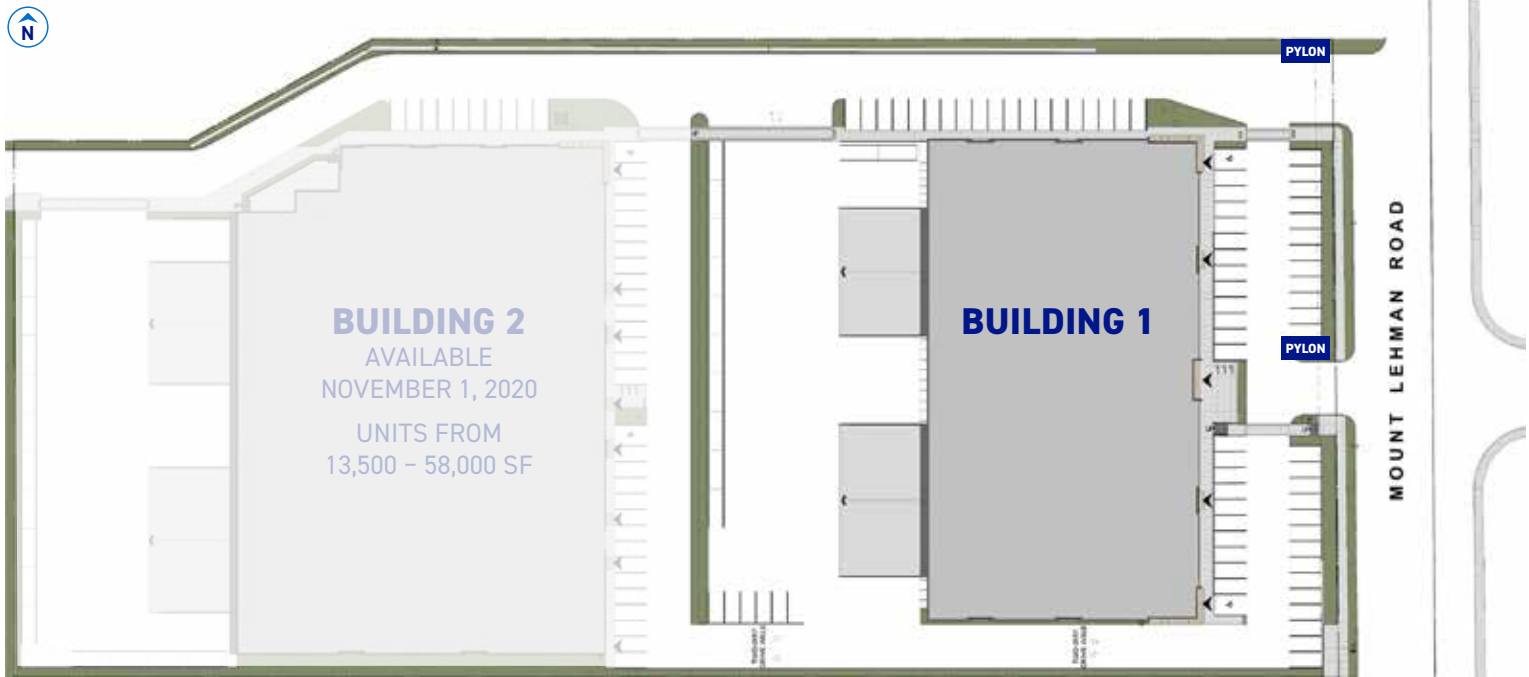
**15 MINUTES TO**  
SUMAS BORDER CROSSING



**OFFICE / SHOWROOM**  
WITH HIGH EXPOSURE  
TO MT. LEHMAN ROAD



**CONVENIENTLY CLOSE**  
TO AMENITIES



## BUILDING FEATURES

<b>TOTAL SITE SIZE</b>	5.3 Acres
<b>BUILDING SIZE</b>	42,000 Square Feet
<b>AVAILABLE AREA</b>	10,500 - 42,000 Square Feet
<b>ZONING</b>	I2 (General Industrial Zone) Allowing up to 25% of office / showroom
<b>CEILING HEIGHT</b>	32' clear
<b>DOCK LOADING DOORS</b>	1 per 3,800 Square Feet
<b>OVERSIZE GRADE LOADING DOORS</b>	1 per 10,500 Square Feet
<b>FLOOR LOAD</b>	500 lbs. Per Square Foot (live load)
<b>LIGHTING</b>	LED lighting fixtures
<b>SPRINKLER SYSTEM</b>	ESFR sprinkler systems
<b>POWER</b>	800 Amp 347/600 Volt 3-phase
<b>HEATING</b>	Gas powered warehouse heaters Office HVAC per Tenant's requirements
<b>COLUMN GRID</b>	33' depth x 68'6" width
<b>PARKING STALLS</b>	88 total
<b>ACCESS / EGRESS</b>	Full movement off Mt. Lehman Road with 2 points of access / egress
<b>SIGNAGE</b>	Building and pylon signage available
<b>OFFICE SHOWROOM</b>	Built by Landlord per Tenant's requirements



## BUILDING 1

### TIMING

December 1, 2020

### AVAILABLE SIZE

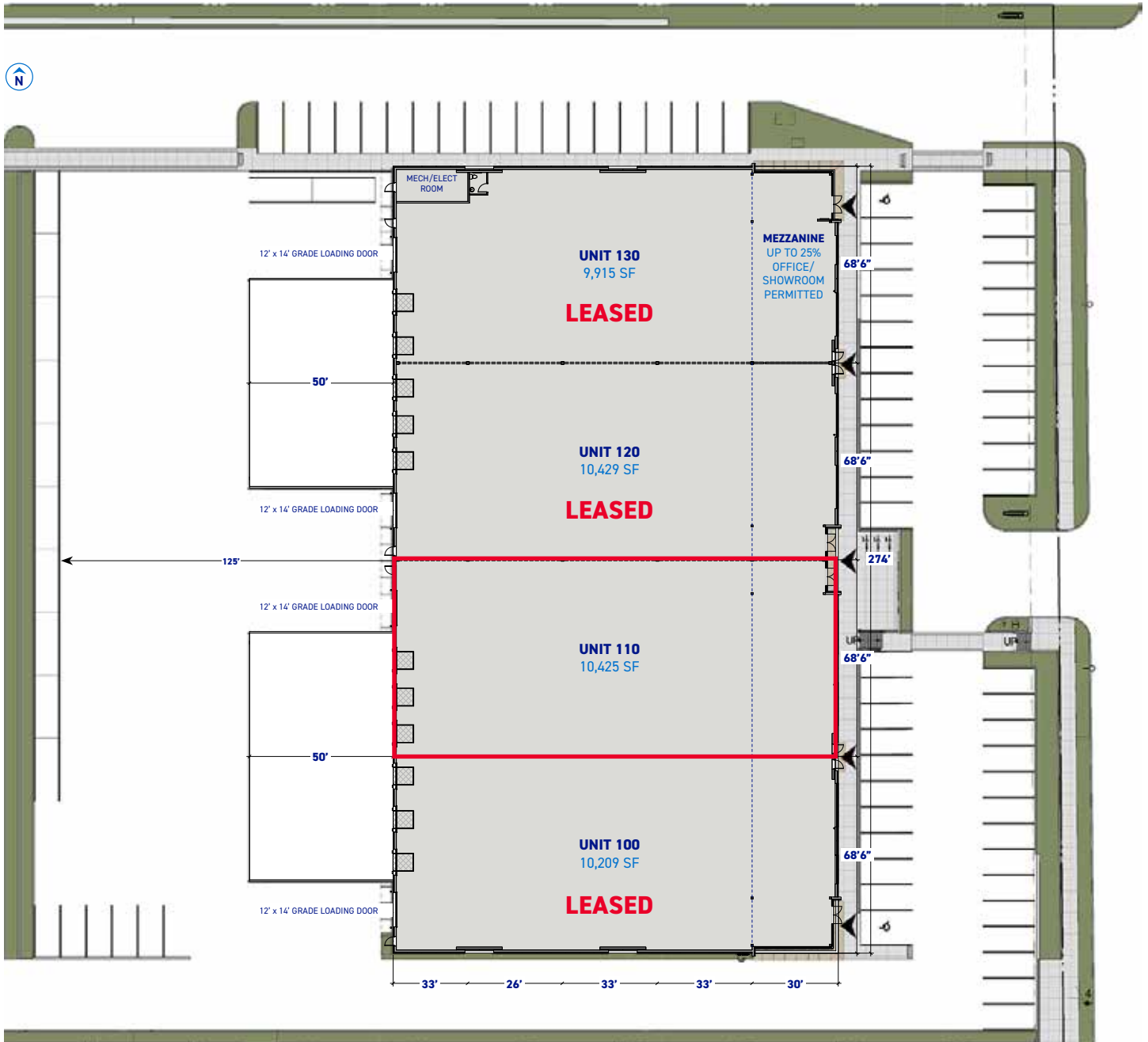
10,425 sf

### BASIC RENT

Call for Details

### ADDITIONAL RENT

\$4.31 psf





# 3311 MT. LEHMAN ROAD, ABBOTSFORD, BC



## OPPORTUNITY

To lease flex industrial warehouse / retail space in the Bradner-Mt. Lehman / West Townline Neighbourhood of Abbotsford. Building 1 (3311 Mt. Lehman Road) is part of a three-building development of approximately 125,000 square feet. When complete, it will be an exceptional tier 1 industrial facility with the ability for tenants to have up to 25% of their area as office or showroom space. Tenant's will also have the opportunity to install ample building signage as well as be on the Pylon sign.

## ZONING

I2 (General Industrial Zone): Accommodates a variety of light industrial uses including manufacturing, warehousing, distribution, farm and industrial equipment sales, leasing and repair, recreational vehicle sales, leasing and repair, automobile repair, body shop, brewery, and ancillary office.

Areas for office, retail sale, rental or display of goods manufactured or warehoused on the Lot shall be limited to an area not exceeding 25% of the area of the building.

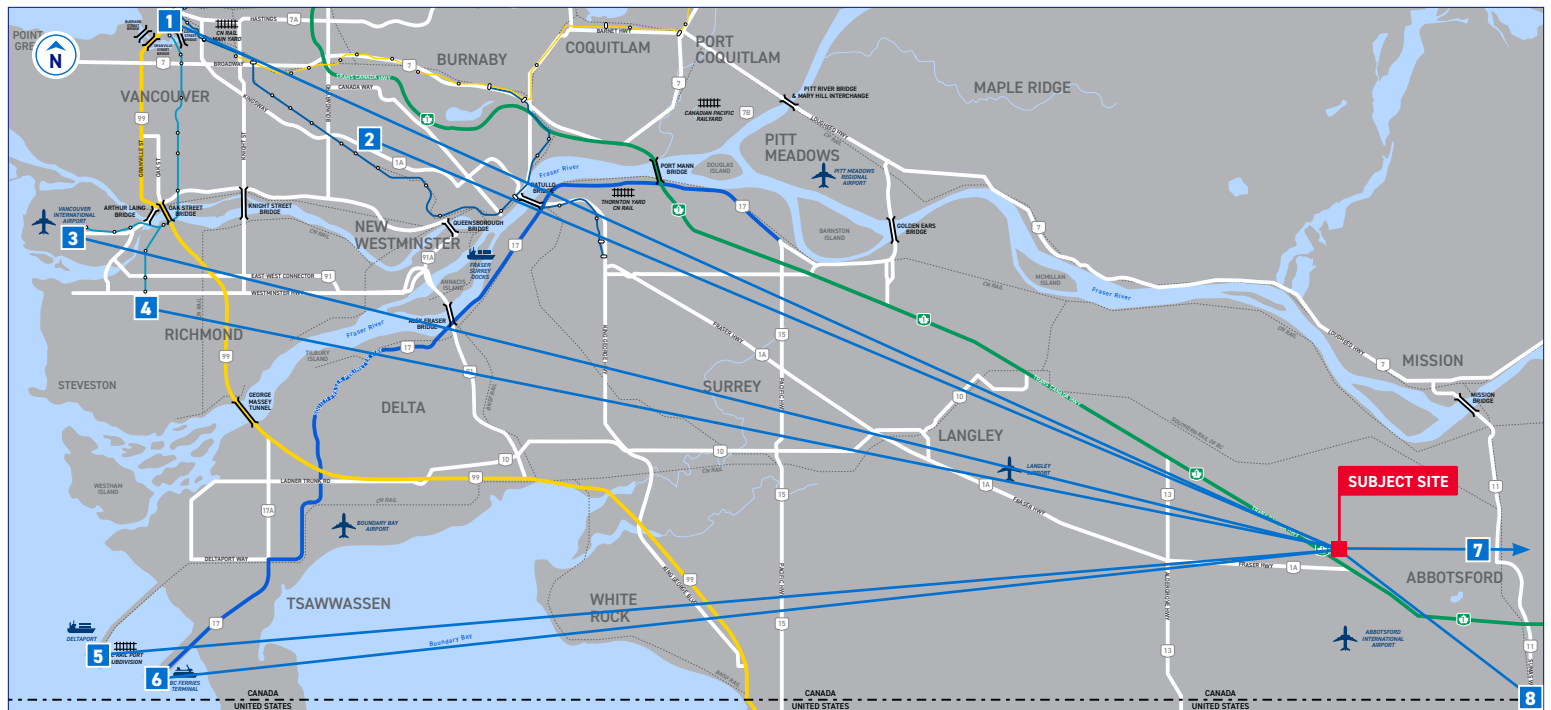
## LOCATION

This building has excellent exposure to both vehicle and pedestrian traffic along Mt. Lehman Road. This central location has access to Highway #1 via the Mt. Lehman Interchange, and is minutes from the numerous new industrial and commercial developments.



# SIMPLE CONVENIENT ACCESS

## COMPLEMENTED BY FACILITIES & NEARBY AMENITIES



DRIVING DISTANCES	MINUTES	KILOMETRES
1 DOWNTOWN VANCOUVER	54 Minutes	75.6 Kilometres
2 BURNABY (METROTOWN)	41 Minutes	54.7 Kilometres
3 VANCOUVER INTERNATIONAL AIRPORT	60 Minutes	75.6 Kilometres
4 RICHMOND	59 Minutes	71.4 Kilometres

DRIVING DISTANCES	MINUTES	KILOMETRES
5 DELTAPORT	47 Minutes	68.1 Kilometres
6 TSAWWASSEN FERRY TERMINAL	56 Minutes	74.3 Kilometres
7 CHILLIWACK	28 Minutes	39.4 Kilometres
8 USA BORDER CROSSING (SUMAS)	15 Minutes	16.5 Kilometres

# WESGROUP



Wesgroup is proudly one of Canada's largest private real estate organizations with the humble roots of a family run company. With over 50 years of commercial and residential development, we have extensive experience in the rehabilitation of brownfield sites and long standing relationships with tenants and brokers alike. Today, holding over 8 million in buildable square feet and 200 acres in land bank, Wesgroup has key commercial properties in some of Vancouver's most desirable areas.

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The Developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standards of this development. E&OE