

## B12 - 33733 King Road Abbotsford, BC

## **Property Highlights**

- Excellent location easy freeway access
- ▶ 12 Industrial zoning
- ▶ 480 SF of office space
- Close to Abbotsford Airport



#### **NAI Commercial**

20353 64th Avenue, Suite 214 Langley, BC V2Y 1N5 + 1 604 683 7535 naicommercial.ca

#### Ken Kiers

Personal Real Estate Corporation 604 209 2222 kkiers@naicommercial.ca



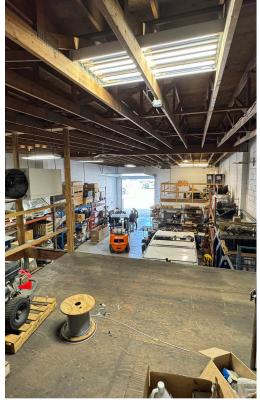
## **FOR LEASE**

Industrial Warehouse 4,340 SF

Industrial Warehouse unit located next to University of Fraser Valley, Abbotsford Centre, Western Canoeing & Kayaking and more. Easy access to Highway 1 via McCallum Road.

Building Description:	Concrete Block Strata Warehouse
Unit Description:	Industrial warehouse with Office and Mezzanine
Unit Size:	3,210 SF ground floor plus 1,130 SF Mezzanine
Parking:	6 Stalls
Zoning:	12 Industrial
Lease Rate:	\$13.95 PSF \$5,045.25/Month + GST
Operating Costs:	\$4.50 PSF \$1,627.50/Month + GST

Total Rent: \$6,672.75 per month plus GST





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