

3,444 SF



FOR LEASE | #1 - 7870 Enterprise Way, Chilliwack, BC

3,444 SF Industrial Property

Property Highlights:

- ▶ Fenced Yard + Ample Parking
- ▶ Fronting on Busy Yale Road
- ▶ Easy Access to Highway 1 at Lickman Road
- ▶ Zoned M2

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Description

M2 Zoned Industrial unit with approximately - 1,150 SF Office area, 1,874 SF Warehouse and 420 SF Mezzanine plus rare outside yard approximately 1,670 SF.

Lease Rate

Unit Size	3,444 SF plus outside yard area
Net Rent:	\$3,874.50/month + GST or \$13.50/SF
Extra Rent:	\$1,836.80/month + GST or \$6.40/SF
Total Rent:	\$5,790.50/month + GST
Availability:	March 2026



10.03 M2 (SERVICE INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) FOOD PROCESSING
- (b) LIGHT MANUFACTURING
- (c) RESEARCH AND DEVELOPMENT LABORATORY
- (d) SERVICE INDUSTRIAL
- (e) WAREHOUSING

ANCILLARY USES

- (f) ACCESSORY DWELLING UNIT
- (g) ACCESSORY OFFICE AND SALES
- (h) ACCESSORY HOME OCCUPATION
- (i) CONVENIENCE COMMERCIAL
- (j) DISPLAY YARD
- (k) OFF-STREET LOADING
- (l) OFF-STREET PARKING
- (m) OPEN STORAGE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	15m	30m

(4) DENSITY (MAXIMUM)

- (a) N/A

(5) LOT COVERAGE (MAXIMUM)

- (a) OPEN STORAGE 60%

(6) FLOOR AREA RATIO (MAXIMUM)

- (a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	6m	0m	0m	3m

(8) SITING

- (a) An ACCESSORY DWELLING UNIT shall be contained within the same BUILDING as the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	12m

(10) SPECIAL REGULATIONS

- (a) All uses shall be fully enclosed within a BUILDING or STRUCTURE except for DISPLAY YARD, OPEN STORAGE, VEHICLE STORAGE COMPOUND, OFF-STREET LOADING and OFF-STREET PARKING.
- (b) Materials in OPEN STORAGE shall not exceed the HEIGHT of SCREENING provided, except for businesses in operation at the time of adoption of this BYLAW.
- (c) A MOTOR VEHICLE DISMANTLING use
 - (i) shall be fully enclosed within a BUILDING, and,
 - (ii) shall have no OPEN STORAGE of dismantled MOTOR VEHICLES or MOTOR VEHICLE parts.
- (d) CONVENIENCE COMMERCIAL
 - (i) shall be limited to restaurant (café) not exceeding 100m² GROSS FLOOR AREA.

Review General Regulations for Additional Development Requirements

A Waste Discharge Permit Will Be Required



LICKMAN RD

FOREMAN EQUIPMENT

VALLEY INDOOR HYDROPONICS

FIRST CANADA ULC

COOKIES GRILL

INTERNATIONAL MOTORSPORTS MOTORCYCLE COMPANY

7870 ENTERPRISE

PREMIUM APPLIANCES

YALE RD

RUSTORATION AUTO

WEST YALE WHEELS & TIRES

O'CONNOR RV CENTRE

TRANS-CANADA HWY



TOURISM CHILLIWACK

CHILLIWACK HERITAGE PARK

CHEAM MOUNTAIN GOLF COURSE

CHEVRON

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