

FOR SUBLEASE

31290 WHEEL AVENUE • ABBOTSFORD • BC



CDW
& ASSOCIATES
COMMERCIAL REAL ESTATE

CHARLES WIEBE, CIPS, E. TECH
COMMERCIAL REALTOR®
778-549-8555
charles@cdwandassociates.com

MARTY PETERS, CIPS
COMMERCIAL REALTOR®
604-308-2931
marty@cdwandassociates.com

cdwandassociates.com

501 - 889 Pender Street, Vancouver, BC

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, 8,000 SF of this freestanding industrial building is available for storage as a sublease. At the rear of the building off of Carpenter Street, there is a separate entrance where 2 dock loading doors are available for your businesses use plus 1 grade loading door. This 8,000 SF is fully open with racking available to use on the far south side of the building. With plenty of parking available on the street and potentially on site, plus a fully fenced yard! Sublease expires March 29, 2027.

**FOR SUBLEASE
ABBOTSFORD, BC
FREESTANDING
INDUSTRIAL BUILDING**

8000 SF
• Warehouse

SUBLEASE RATE:
\$17.00/SF

ADDITIONAL RENT:
\$5.00/SF

AVAILABILITY:
IMMEDIATELY

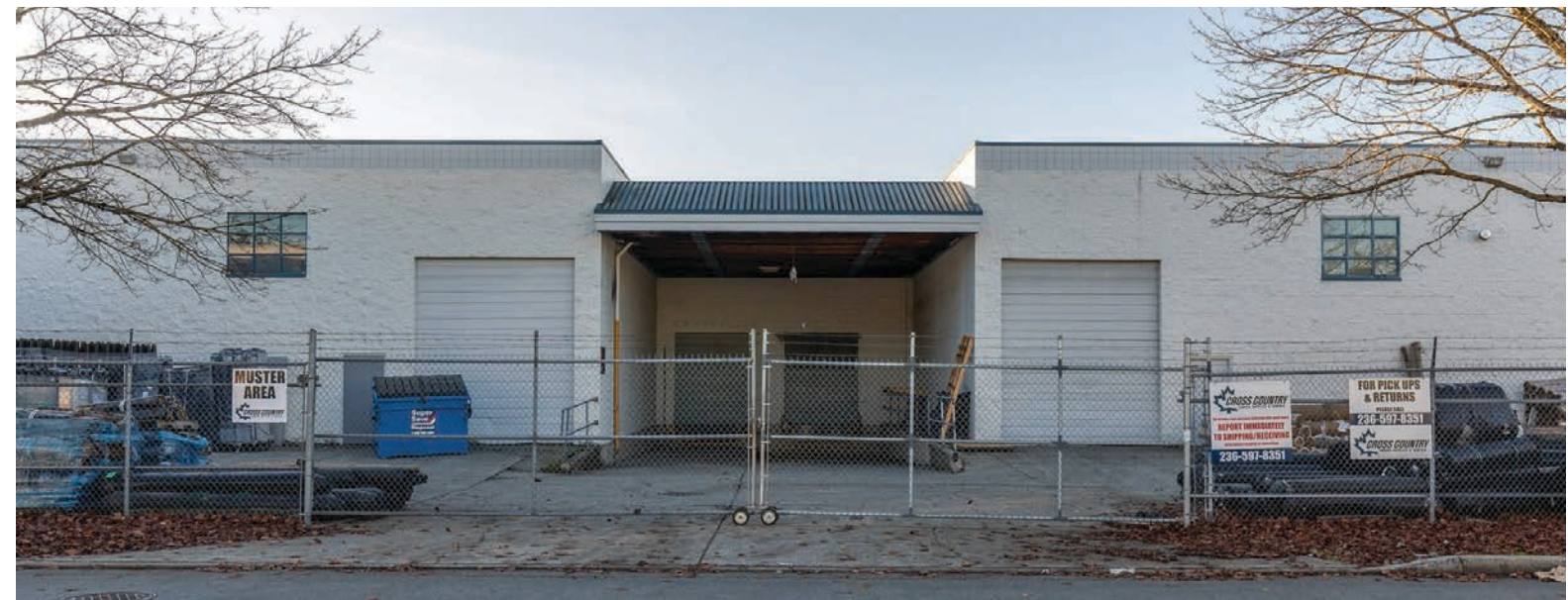
MLS NUMBER:
C8061369

ZONING:
I2-GENERAL INDUSTRIAL ZONE

**FREESTANDING
INDUSTRIAL
BUILDING WITH
WAREHOUSE SPACE
AVAILABLE FOR
SUBLEASE**



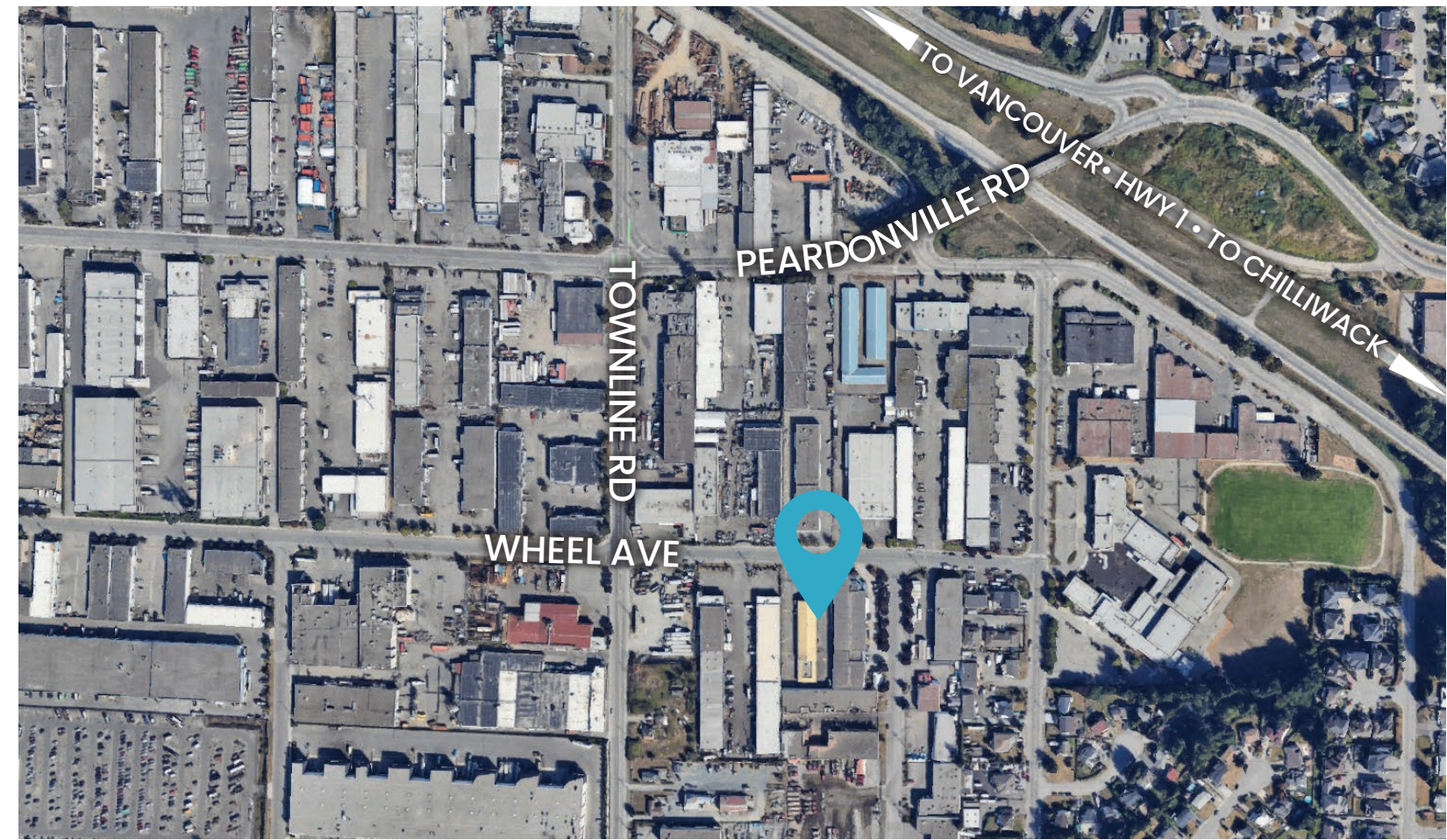
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ACCESS FROM
PEARDONVILLE ROAD
FROM THE EAST, OR
FROM THE WEST VIA
MT. LEHMAN HWY EXIT TO
SIMPSON RD/PEARDONVILLE RD

SOUTH ON
TOWNLINE ROAD
EAST ON
WHEEL AVE

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