



7582 Cannor Road, Chilliwack

From 3 to 13 Acres Of Heavy Industrial Land In Cattermole Industrial Estates **For Lease**

Located within a two-minute drive of the Yale Road Interchange, the property offers superior access to Highway #1, Abbotsford, and all areas of the Lower Mainland.

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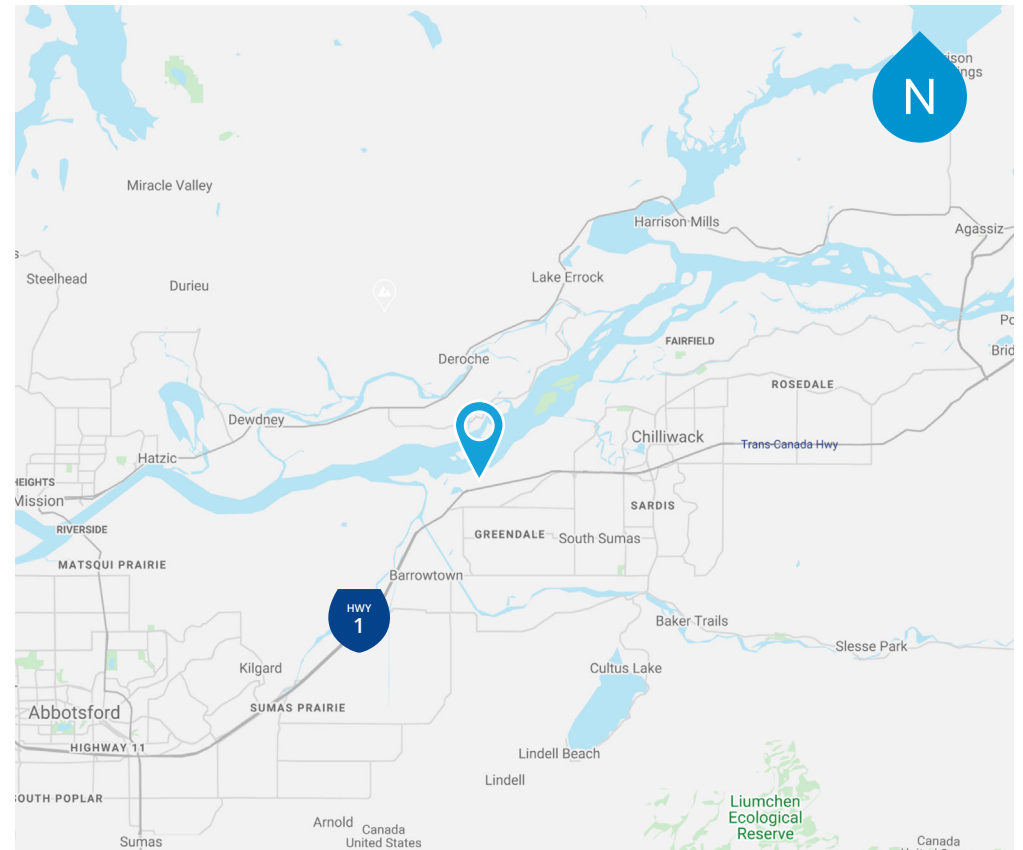


Property Overview

Civic Address	7582 Cannor Road, Chilliwack
Location	Located in Cattermole Industrial Estates, on the north side of Cannor Road, just north of Industrial Way which connects to Abbotsford, Chilliwack, and Highway #1
Zoning	M4: Heavy Industrial
Site Breakdown*	13 acres* The Landlord will consider offers from 3 acres and up
Site Features (2021)	<ul style="list-style-type: none"> • Fully fenced • Two (2) access/egress points • Compact gravel sub-base • Permitted site drainage
Servicing	Site is provided with all municipal services to the property line, including water, sewer, electricity and natural gas
Property Taxes	\$0.40/SF (budgeted)
Asking Rate	By proposal
Availability	Immediate

Opportunity to lease heavy industrial yard space, ideal for manufacturing, storage, parking and loading.

Cattermole Industrial Estates is located at the western entrance to Chilliwack, only minutes east of Abbotsford. The property is directly accessed through two major Highway #1 Interchanges: Lickman Road and Yale Road West.



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