

FOR SUBLEASE

#501 30950 WHEEL AVE • ABBOTSFORD • BC

PRICE IMPROVEMENT
\$16/SF NOW \$14/SF



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.





FOR SUBLEASE
ABBOTSFORD, BC
MULTI UNIT
INDUSTRIAL SPACE

6514 SF

SUBLEASE RATE:
~~\$16.00/SF~~ \$14.00/SF

ADDITIONAL RENT:
\$5.40/SF

AVAILABILITY:
TBD

MLS NUMBER:
C8065128

ZONING:
I2-GENERAL INDUSTRIAL ZONE



SUBLEASE OPPORTUNITY AVAILABLE AT THIS MULTI UNIT INDUSTRIAL SPACE LOCATED ONLY MINUTES FROM HIGHWAY 1 IN ABBOTSFORD. The main entrance offers an updated showroom & reception area for your business with an adjoining room behind for your admin staff to settle into comfortably with built in cabinetry for a makeshift kitchenette and a fully updated bathroom. The remaining part of the units are dedicated industrial space with 4 grade loading doors located all at the front of the building with easy access from the large drive way that provides ingress/egress to the entire complex. Plenty of parking is available directly out front of the units along with additional street parking if required.



MULTI UNIT
INDUSTRIAL
SPACE WITH
UPDATED SHOWROOM
& RECEPTION AREA,
WITH 4 GRADE
LOADING DOORS



The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Commercial Advantage, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.



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
WEST ON
WHEEL AVE



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