



Colliers

FOR LEASE

7.45 Acres of Level Yard Area with Two Rail Spurs

44555 South Sumas Road, Chilliwack

Accelerating success.

Asking:

\$2.50

PSF (net)



Quick access
to Hwy 1



Rail Spur
Access

Proudly owned and managed by:



SRY Rail Link

Josh Gaze

Personal Real Estate Corporation
+1 604 754 9859
josh.gaze@colliers.com

Austin Adamson

Associate
+1 604 805 1078
austin.adamson@colliers.com

Property Overview

Civic Address	44555 South Sumas Road, Chilliwack
Location	Located in the Atchelitz region of Chilliwack, the property is surrounded by a wide variety of industrial companies and local amenities. Lickman Road to the east provides direct north-south access to Highway #1, connecting the property to downtown Chilliwack and areas throughout the Lower Mainland.
Zoning	M3: General Industrial – allows a wide variety of uses general & light manufacturing
Site Area*	7.45 acres net usable (324,522 SF)
Asking Rate	\$2.50 per SF (Net)
Additional Rent	\$0.44 per SF
Available	Immediately

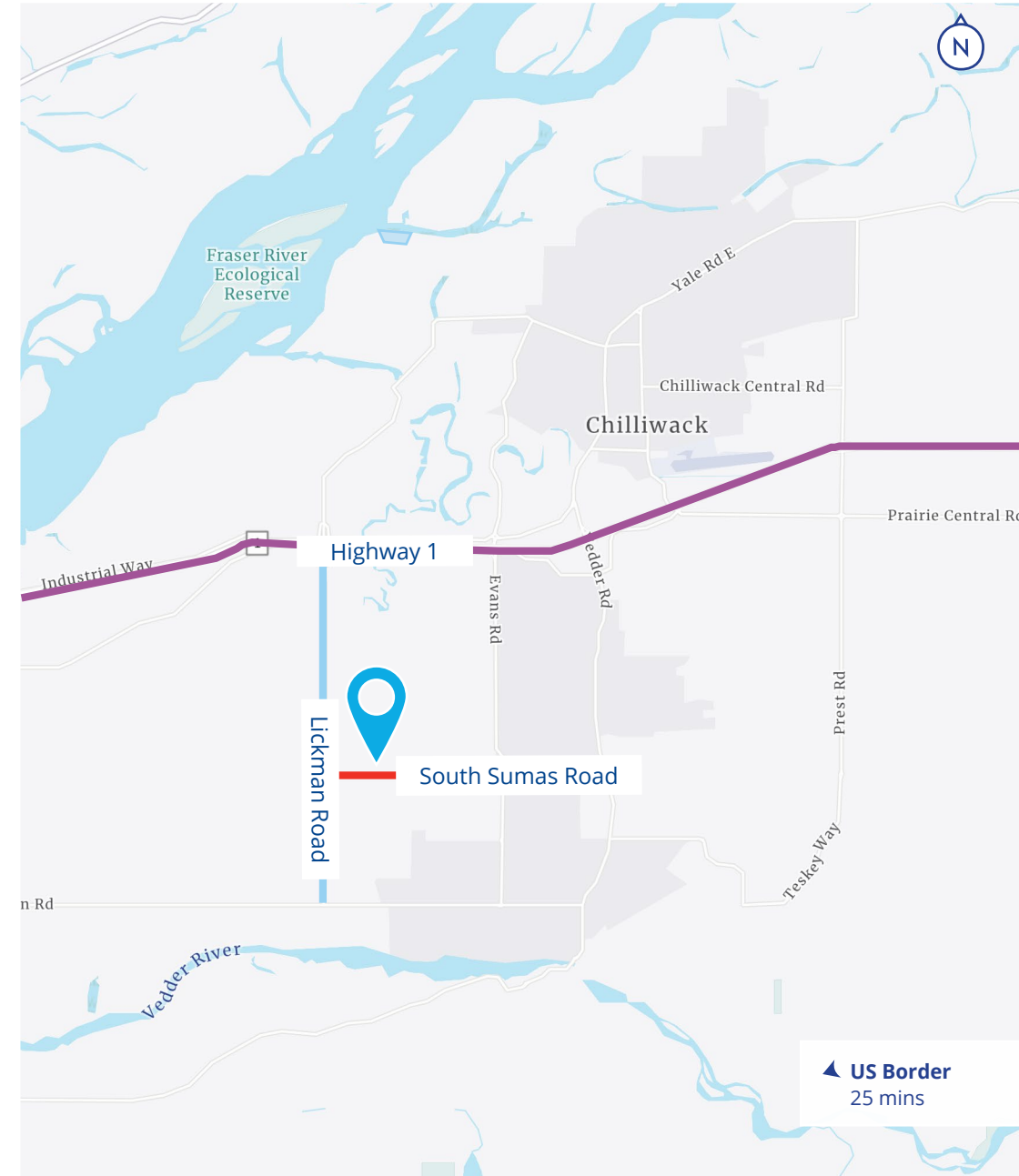
Features

- Rail track #1: 552 ft
- Rail track #2: 472 ft
- Rail tracks can accommodate 12-15 railcars depending on length
- Property is fenced and gated
- Electrical Service: BC Hydro 100 Amp
- Water Service at lot line, with sewage hook-up
- Yard Lighting: Four (4) poles with 7-8 floods

Opportunity to lease 7.45 acres of paved, level land in South Sumas district of Chilliwack.



Map



7.45 Acres available

Southern Railway of British Columbia (SRY) is a major transporter of freight in British Columbia. Based in New Westminster, SRY provides businesses and customers located in the Lower Mainland and Fraser Valley with seamless rail connections to markets throughout North America. SRY operates over 125 miles of track and interchanges with four North American Class 1 railroads: CPR, BNSF, CN, and UP.



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