



Unit B - 8375 Noble Road | Chilliwack, BC

FOR LEASE

Commercial/Industrial Space

- ▶ Rare CSM Zoning!
- ▶ Retail or Industrial Uses
- ▶ Next to major Car Dealers & Napa Auto Parts
- ▶ 3 Phase Power
- ▶ 2 – 10' x 12' Bay doors
- ▶ 18' Ceilings



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Unit B - 8375 Noble Road

Chilliwack, BC

This Property is located just off of Airport Road at the intersection of Yale Road and Airport Road in the City of Chilliwack.

Nearby neighbours include, Napa Auto Parts, Head office of Barton Insurance, several Major Auto Dealers, Fountain Tire, Chilliwack Airport, Rona, Starbucks and much more.

CSM Zoning allows for a wide variety of uses, including Auto related services.

Unit Description:	2 man doors,	
	2 - 10'x12' Overhead Bay doors,	
	2 bathrooms & small office area	
Unit Size:	Main Floor	3,505 SF
	Mezzanine	817 SF
	Total	4,322 SF
Zoning:	CSM	
Lease Rate:	\$13.50/SF	
	\$4,862.25/month plus GST	
Operating Costs:	\$4.50/SF	
	\$1,620.75/month plus GST	
Total Monthly Rent:	\$6,483.00 + GST	



10.09 CSM (SERVICE COMMERCIAL-INDUSTRIAL) ZONE

(1) DESCRIPTION

The CSM (SERVICE COMMERCIAL-INDUSTRIAL) ZONE consists of land which, owing to its location along a major thoroughfare and proximity to both industrial and commercial uses, is best suited to a combination of uses.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) VEHICLE ORIENTED COMMERCIAL
- (b) GENERAL COMMERCIAL (subject to Special Regulation)
- (c) PUBLIC OR PRIVATE ASSEMBLY
- (d) ACCESSORY DWELLING UNIT
- (e) SPECIALIZED CRAFT MANUFACTURING
- (f) WAREHOUSING
- (g) LIGHT MANUFACTURING
- (h) FOOD AND BEVERAGE PROCESSING
- (i) SERVICE INDUSTRIAL (subject to Special Regulation)
- (j) OFF-STREET PARKING
- (k) OFF-STREET LOADING
- (l) OPEN STORAGE
- (m) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 2000m² all USES

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum)

- (a) all buildings and structures 80%

(7) FLOOR AREA RATIO (maximum) 1.6

10.09 CSM (SERVICE COMMERCIAL-INDUSTRIAL) ZONE (continued)

(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL	LANE
(a)	Service Station	10.0	0.0	0.0	6.0	3.0
(b)	Motor Vehicle Fuel Island	6.0	6.0	6.0	6.0	3.0
(c)	Fuel Island Canopy	2.5	2.5	2.5	2.5	2.5
(d)	Detached Single Family Dwelling	10.0	6.0	1.5	6.0	6.0
(e)	Other USES	10.0	0.0	0.0	3.0	3.0
(9)	SITING					
(a)	An ACCESSORY DWELLING UNIT may be located in the building housing the permitted USE if located above or behind said USE, or may be located as a separate single family detached dwelling.					
(b)	Where a CSM ZONE adjoins a RESIDENTIAL ZONE, a setback of 6m for all buildings and structures shall be provided along the common property line.					
(10)	BUILDING HEIGHT (maximum)					
(a)	All buildings and structures		12m			
(11)	OFF-STREET PARKING					
(a)	Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;					
(b)	Shall provide at least the following number of spaces:					
	(i)	one space per 100m ² storage or workshop				
	(ii)	one space per 30m ² sales or office				
	(iii)	one space per 8m ² restaurant or assembly				
	(iv)	one space per dwelling unit.				
(12)	OFF-STREET LOADING					
(a)	Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;					
(b)	Shall provide the following minimum number of spaces:					
	(i)	1 space per 1000m ² gross floor area or portion thereof.				
(13)	AMENITY AREA (minimum)		N/A			
(14)	FENCING, SCEENING & LANDSCAPING					
(a)	Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this bylaw;					

10.09 CSM (SERVICE COMMERCIAL–INDUSTRIAL) ZONE (continued)

- (b) All OPEN STORAGE shall be bounded by screening 2.5m in height except for points of access or egress or where bounded by a building;
 - (c) Where a CSM ZONE adjoins a RESIDENTIAL ZONE, screening 2.5m in height shall be provided along the common property line;
 - (d) Where a CSM ZONE abuts the Trans-Canada Highway, screening of 2.5m in height shall be required along the common property line;
 - (e) Materials in open storage shall not exceed the height of the screening provided.
- (15) SIGNS
- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
- (a) GENERAL COMMERCIAL USES shall specifically exclude:
 - (i) an amusement centre;
 - (ii) a night club, neighbourhood pub or other beverage room
 - (iii) an Adult Entertainment Facility within 1 km of any school (as regulated by the Business Licence Bylaw, in force from time to time);
 - (iv) a Pawnbroker within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right-of-Way to the South and, Ashwell Road to the West.
 - (v) *theatre* (AB #3129)
 - (vi) *liquor store* (AB #3168)
 - (b) SERVICE INDUSTRIAL – A Motor Vehicle Dismantling Use:
 - (i) shall be fully enclosed within a building;
 - (ii) shall have no outdoor storage of dismantled motor vehicles or motor vehicle parts.
 - (c) *PUBLIC OR PRIVATE ASSEMBLY USE shall specifically exclude a theatre. (AB #3129)*
 - (d) A trade waste container shall not be located closer than 6.0m from a Residential Zoned Lot.
 - (e) Materials in open storage shall not exceed the height of screening provided.
 - (f) *A Community Gaming Facility as defined in Section 2.01 of this Bylaw shall only be permitted within the property identified as PID:002-591-651, Lot 27 District Lot 340 Group 2 New Westminster District Plan 55390 (AB#3961)*



8375
NOBLE RD

(3-MIN DRIVE)

AIRPORT RD

CHILLIWACK AIRPORT →

- Starbucks
- iHealth Pharmacy
- Midtown Metro Pharmacy
- Canton Garden Restaurant

YALE RD

YOUNG RD

COTTONWOOD CENTRE (8-MIN DRIVE)

- Canadian Tire
- London Drugs
- Kin's Farm Market
- Cora Breakfast and Lunch
- Save-On-Foods and Pharmacy
- Club16 Fitness
- TD Canada Trust
- Freshslice Pizza

Molson Coors
Fraser Valley Brewery

TRANS-CANADA HWY

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