



Colliers

Macdonald
Realty

For Lease

24,000 SF Warehouse
with Covered Storage
and Extra Yard

31825 Marshall Place, Abbotsford

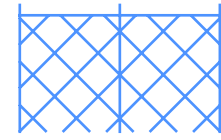
The Opportunity

A rarely available highway adjacent industrial property in West Abbotsford available for lease, improved with approximately 24,000 SF of warehouse & covered storage/staging area, and additional yard area.

The subject property is ideally situated with high-visibility exposure along Highway 1 and minutes away from Abbotsford International Airport. The leasable area includes office space, a lunch room, workshop, floor drains, and perimeter fencing.



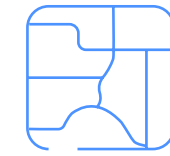
Features



Property is fenced, with gated entrance and cameras



Multiple dock loading positions along an elevated loading/staging area



Flexible I2 zoning



Civic Address 31825 Marshall Place, Abbotsford

Zoning I2: General Industrial Zone

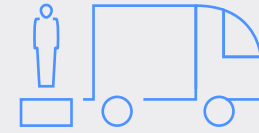
Warehouse* 24,000 SF

Power 400 Amp

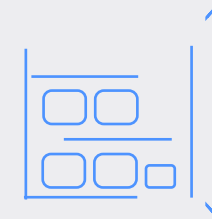
Lease Rate \$14.00 per SF

Additional Rent \$5.00 per SF

Availability Immediate



Commercial vehicle scale



17' Clear ceiling height



Paved yard area



* All areas are approximate and to be verified by the Tenant



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