

Marshall Road

FOR SUBLEASE

31780 Marshall Road, Abbotsford
12,454 SF Modern Industrial Space with Dock & Grade Loading in Abbotsford

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Opportunity

Opportunity to sublease 12,454 SF of industrial warehouse just below Highway 1 in the Centre of Abbotsford.

Available Area

Warehouse	12,454 SF
Office	To suit
Total	12,454 SF

Property Features

- Two (2) dock loading doors
- One (1) grade loading door
- 32' clear ceiling height
- 7" thick concrete floors with a 500 lb psf live load
- ESFR sprinklers

Zoning

The property is zoned General Industrial (I-2) as detailed in the City of Abbotsford's Zoning Bylaw,

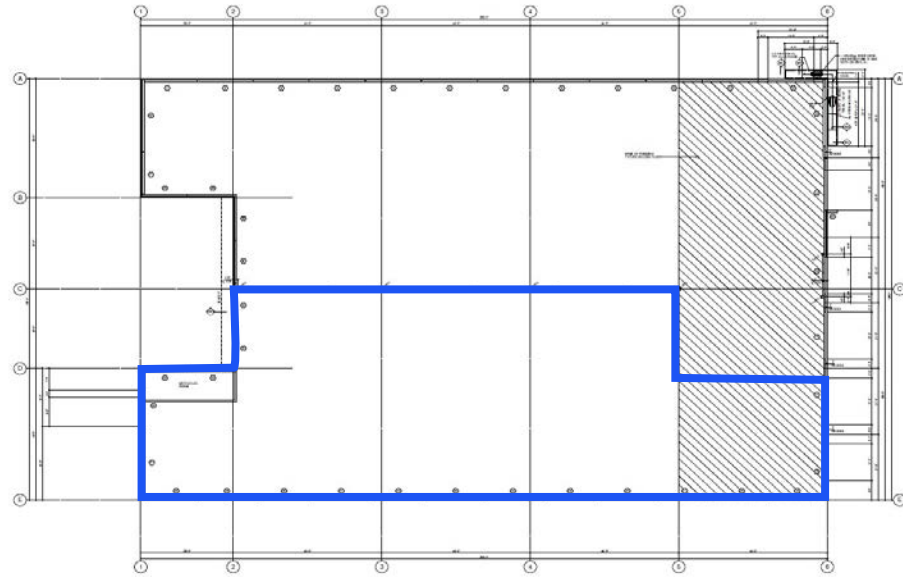
Sublease Rate

Please contact listing agent

Sublease Term

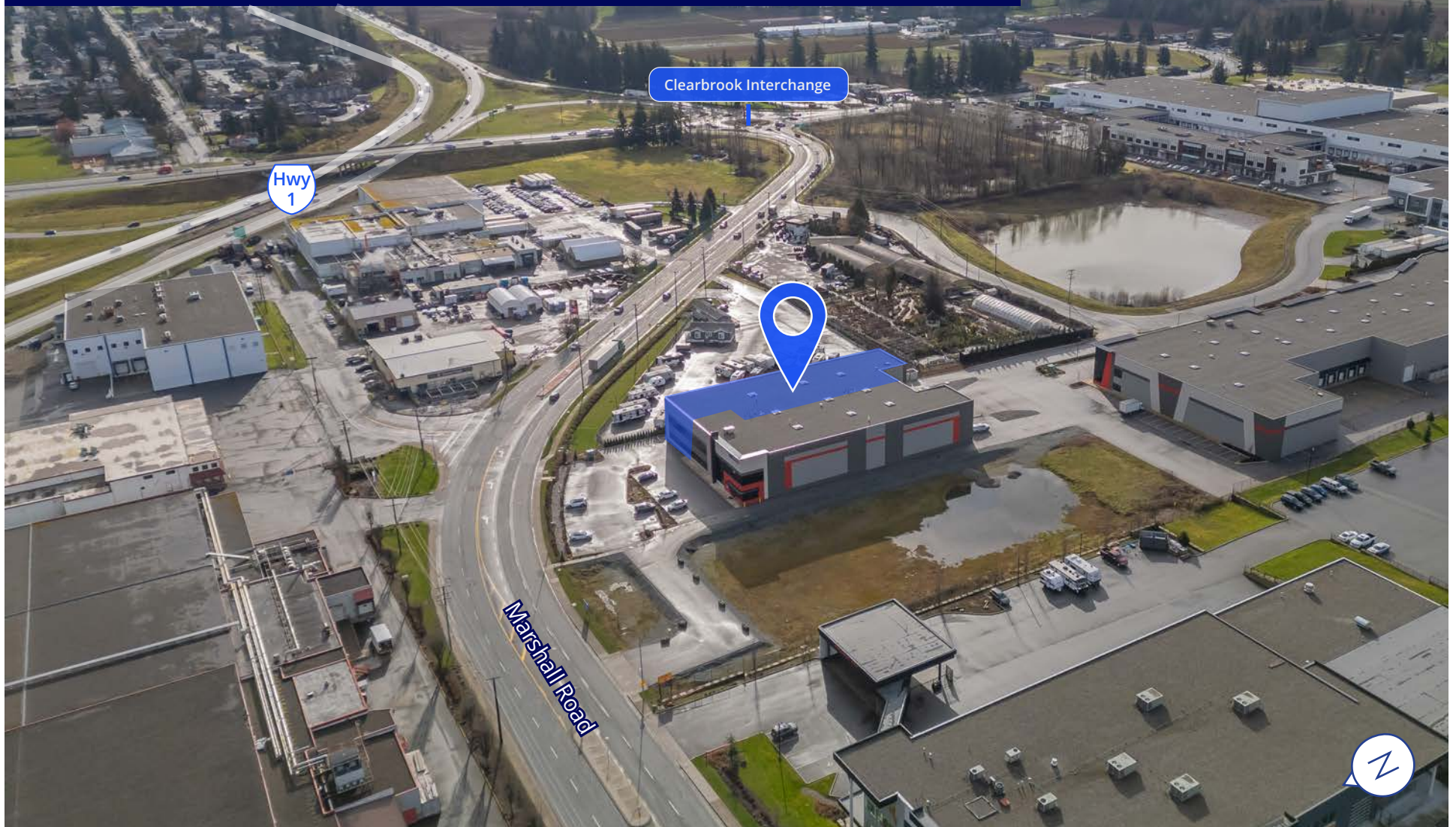
Until July 31st, 2033

Site Plan



Location

The building is located right by the Clearbrook interchange, offering access in all directions to the Trans-Canada Highway (Highway 1). Additionally, the property is located near the Abbotsford Airport and is within a 10-minute drive to downtown Abbotsford. This excellent location provides numerous benefits including convenient proximity to a variety of shopping malls, banks, restaurants and other useful amenities, and advantageous connectivity for the labour pool.





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