

**FOR LEASE**

# 29781 Fraser Highway, Abbotsford

Well Positioned 34,760 Square Foot Warehouse Situated on 2.11 Paved Acres



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**Macdonald**  
COMMERCIAL

 **CUSHMAN &  
WAKEFIELD**



# 29781 FRASER HIGHWAY

Abbotsford, BC

Macdonald Commercial is pleased to present the opportunity to lease an exceptionally maintained 34,760 square foot warehouse situated on 2.11 paved acres in the Abbotsford submarket. The facility boasts 30' warehouse ceilings, 6 at-grade loading doors, 5 five-ton O/H cranes, and many high-end amenities. The subject property is located on Fraser Highway, minutes away from Highstreet Shopping Centre and the Mt Lehman onramp to Highway 1 and other major thoroughfares.

Ideally suited for farm industrial and growing medium manufacturer uses consistent with the A5 zoning.







## PROPERTY INFORMATION

Address: 29781 Fraser Hwy, Abbotsford  
 PID: 026-507-285  
 Total Floor Area: 34,760 SF  
 Warehouse: 21,625 SF  
 Office: 13,136 SF (3 Storeys)  
 Paved Yard Area: 92,000 SF (2.11 Acres)  
 Additional Improvements: 2,400 SF Quonset  
 Loading doors (at grade): 6 (Four 20x20ft, Two 16x16ft)  
 Ceiling Height: 30 ft clear  
 Overhead Cranes: Five 5 Ton O/H Cranes (27' clear below hook)  
 Power: 600V, 3 Phase  
 Heating: Warehouse - natural gas infrared tube heaters, Office - 6 heat pumps throughout  
 Parking stalls: 58+  
 Year Built: 2006

### LEASE PARTICULARS

Base Rent: Inquire  
 Additional Rent: Inquire  
 Availability: 1 month



### A5 - AGRICULTURAL & FARM INDUSTRIAL ZONE permitted principal uses:

- » All Uses permitted in Section 210.1.1 of the A1 Zone
- » Farm Industrial
- » Growing Medium Manufacturer Use

Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the Agricultural Land Commission Act, S.B.C. 2002, c.26, as well as limited Farm Industrial Uses.

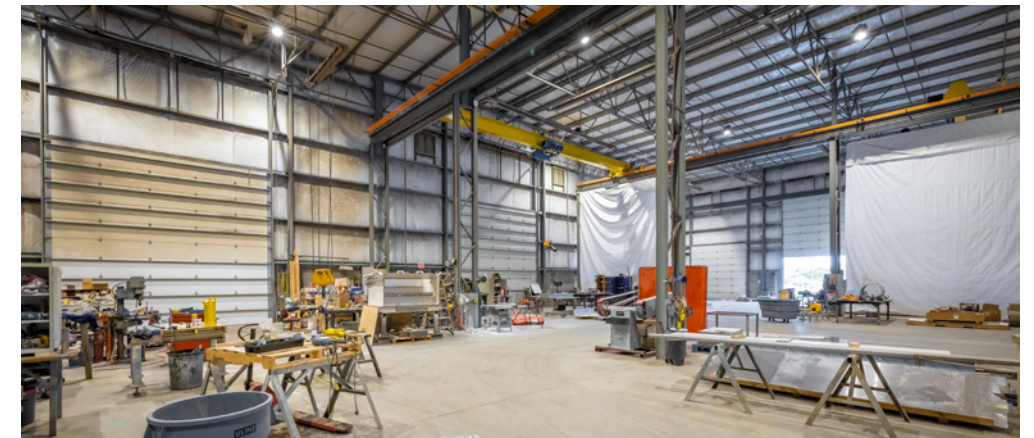
### FEATURES

- » Constructed in 2006
- » 30' clear ceiling height
- » 6 Loading Doors (Four 20x20ft, Two 16x16ft)
- » Five 5 Ton O/H Cranes
- » Efficient LED lighting throughout
- » High efficiency heat pump system throughout office area (6 heat pumps)
- » 6 washrooms
- » A myriad of office rooms including finished lunch/board rooms, storage and reception areas.
- » Elevators servicing the 3 storey office space
- » 2.11 acres of paved yard space
- » 600 V, 3 Phase Power





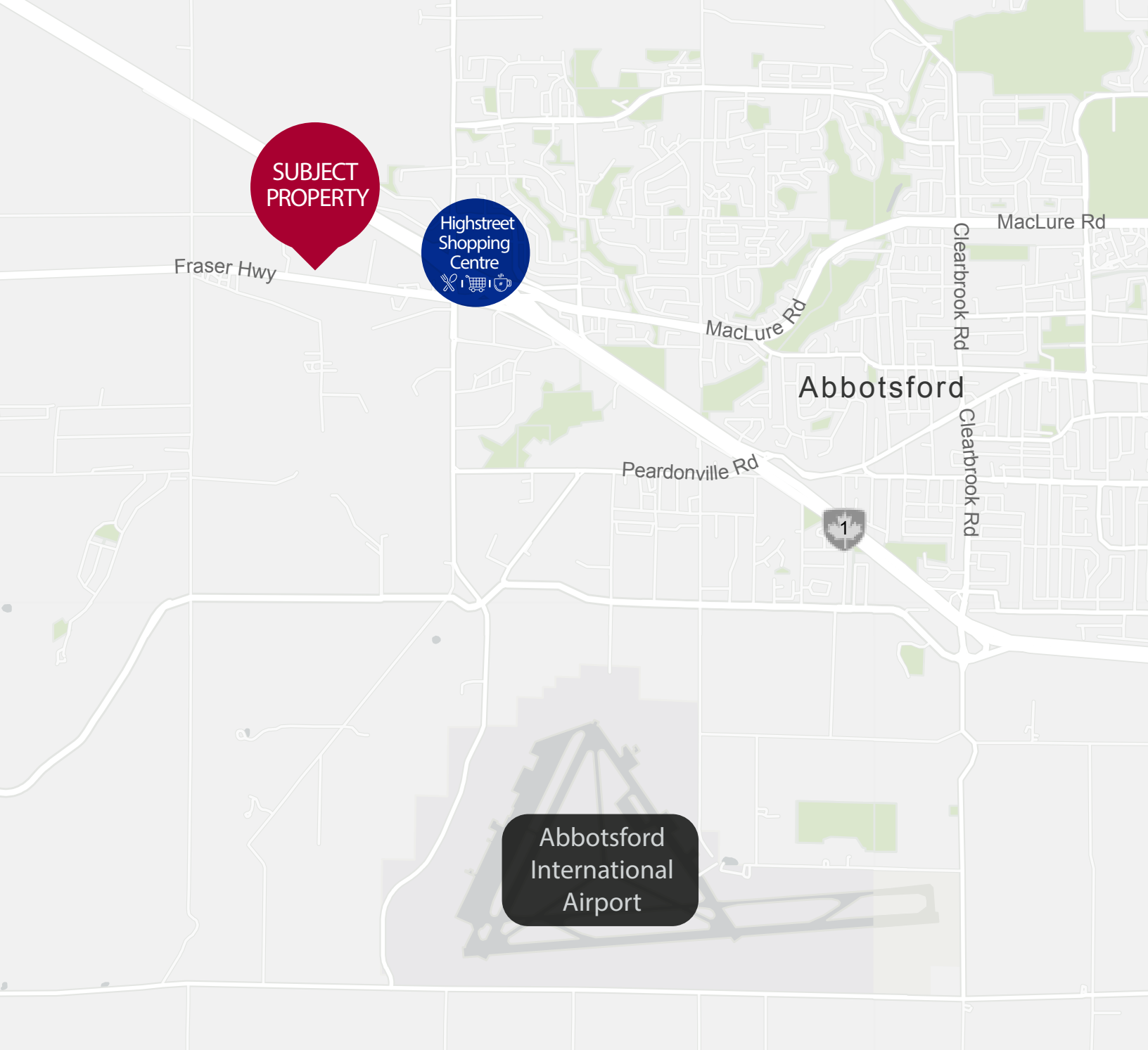




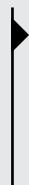








# Travel Times



Mt Lehman Onramp to Highway 1

**1 min**

Downtown Abbotsford

**10 mins**

Sumas US Border Crossing

**15 mins**

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