

# CHILLIWACK WEST INDUSTRIAL PARK

TURNKEY INDUSTRIAL LAND LEASE OPPORTUNITY  
1 TO 28 ACRES



**FOR LEASE**

**7650 ARNOLD ROAD**  
Chilliwack, BC

 **CUSHMAN &  
WAKEFIELD**

**RANDY SWANT**  
Vice President  
+1 604 760 5049  
randy.swant@ca.cushwake.com

**BURTON VAN ALSTINE**  
Senior Vice President  
+1 604 880 4222  
burton.vanalstine@ca.cushwake.com

Suite 1200 - 700 West Georgia Street  
PO Box 10023, Pacific Centre  
Vancouver, BC V7Y 1A1  
+1 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)



#### THE LANDS

Well improved, 28 acre net usable industrial site.

#### LOCATION

With exposure to the Trans-Canada Highway, the Lands are very well situated in West Chilliwack only minutes from neighbouring Abbotsford. Access to the Lands is facilitated via Highway 1 - Yale Road Interchange located just to the west of the site.

#### LAND USE

Light to Heavy Industrial uses can be accommodated.

#### IMPROVEMENTS

The entire site is filled above the 200-year flood plain level approximately 3 meters above the current level of Arnold Road. The site is fully fenced and finished with 18" of compacted gravel making it well-suited to a wide range of secure, outside storage uses. Water can be made available via drilled on-sites wells.

#### POWER

- Feed #1, 600A 3ph 347/600V from a 3-167kVA transformer on a private distribution line
- Feed #2, 50kVA 400A
- Telus Fibre Optics

#### PARCEL SIZES

Individual, custom subdivided parcels based on specific tenant requirements from as small as 1.0 acre in size, up to and including a single consolidated, 28-acre site are available.

#### LEASE RATE

\$2.50 to \$2.75 per SF per annum (contingent upon parcel size)

#### TAXES AND O/C

Contact Listing Agents

#### TENURE

Lease terms from 3 to 99 years are available

#### AVAILABILITY

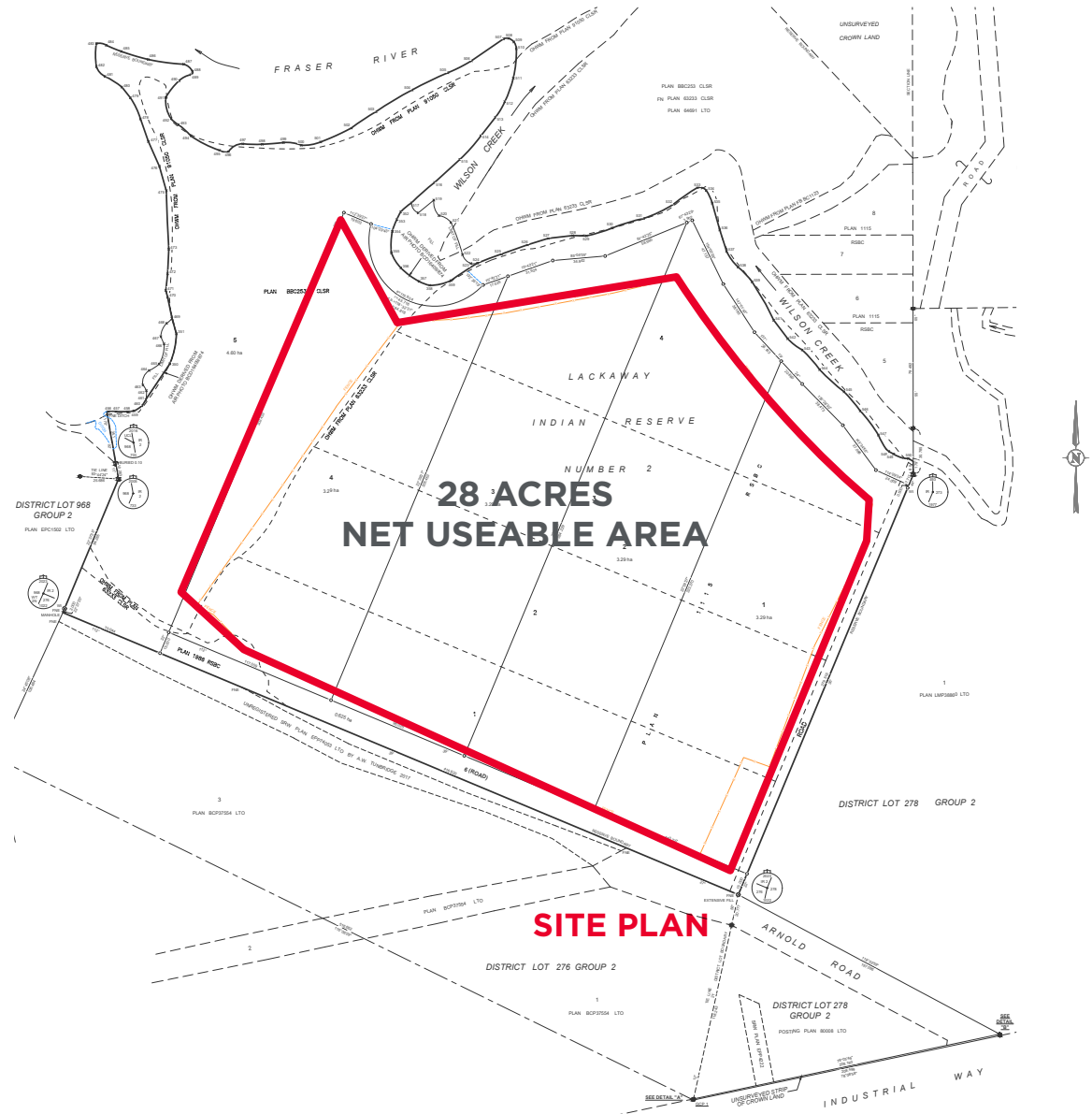
January/February 2025

#### ENVIRONMENTAL + GEOTECHNICAL

Reports available for review

#### COMMENTS

The underlying land ownership of the Lands is Leq'a:mel First Nation and individual Certificate of Possession Holders. Lease Interests in the lands will be conveyed to prospective tenants by way of a sublease agreement registered with the Leq'a:mel First Nation.





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**Fraser River**

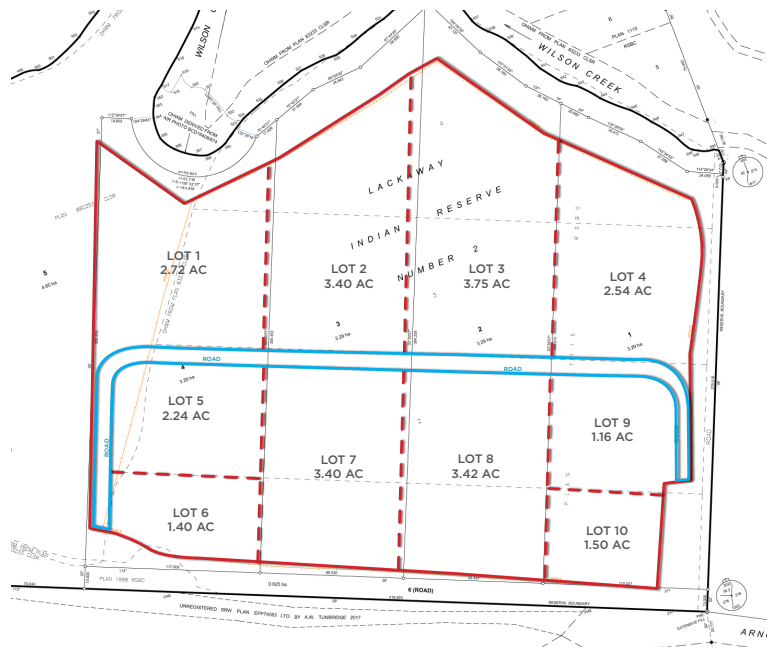
**Chilliwack West  
Industrial Park**

**Private Road**

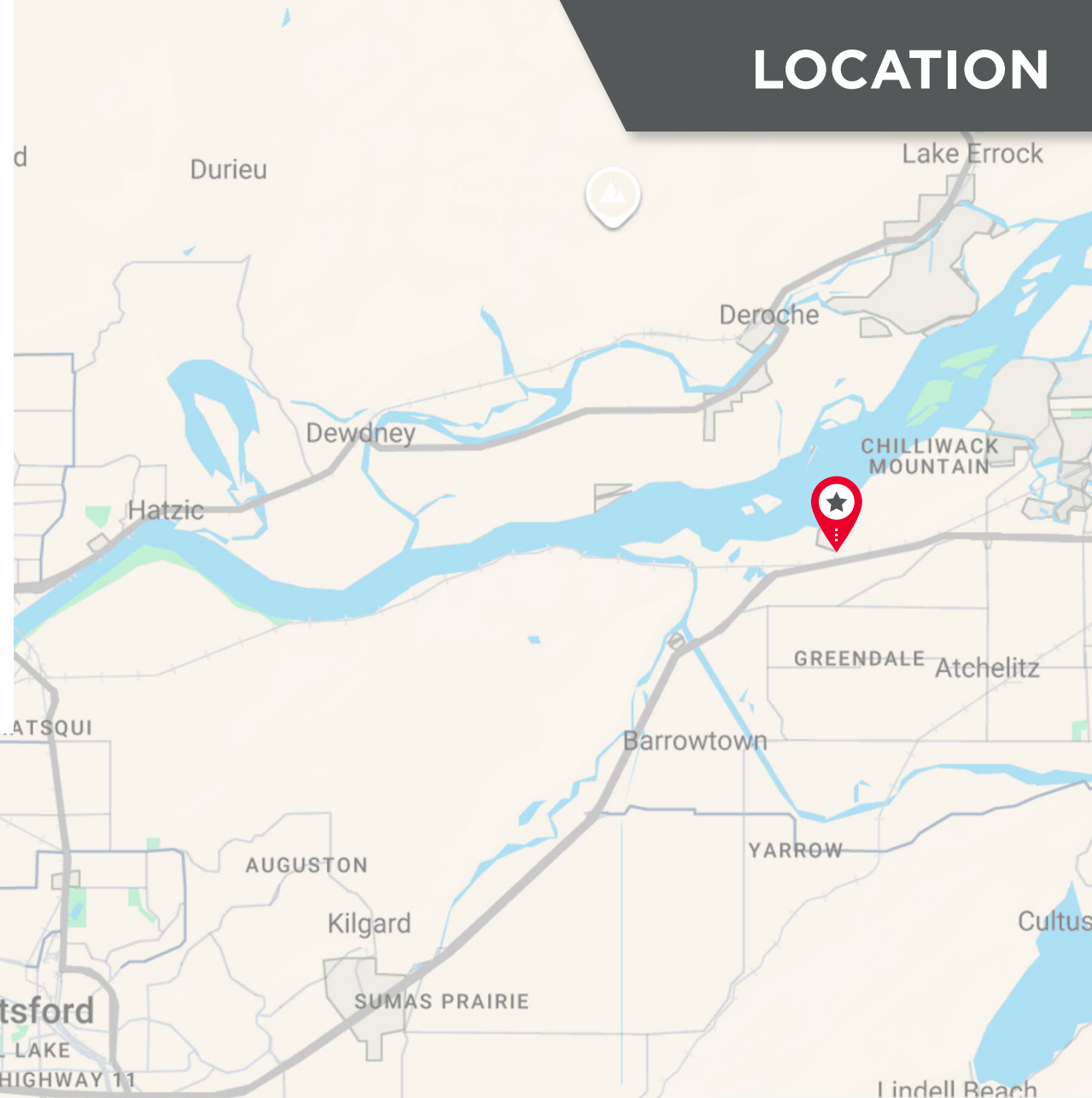
**Arnold Road**



# LOCATION



## SMALL LOT SUBDIVISION CONCEPT PLAN



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For further information, please contact exclusive listing agents for Cushman & Wakefield ULC

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