

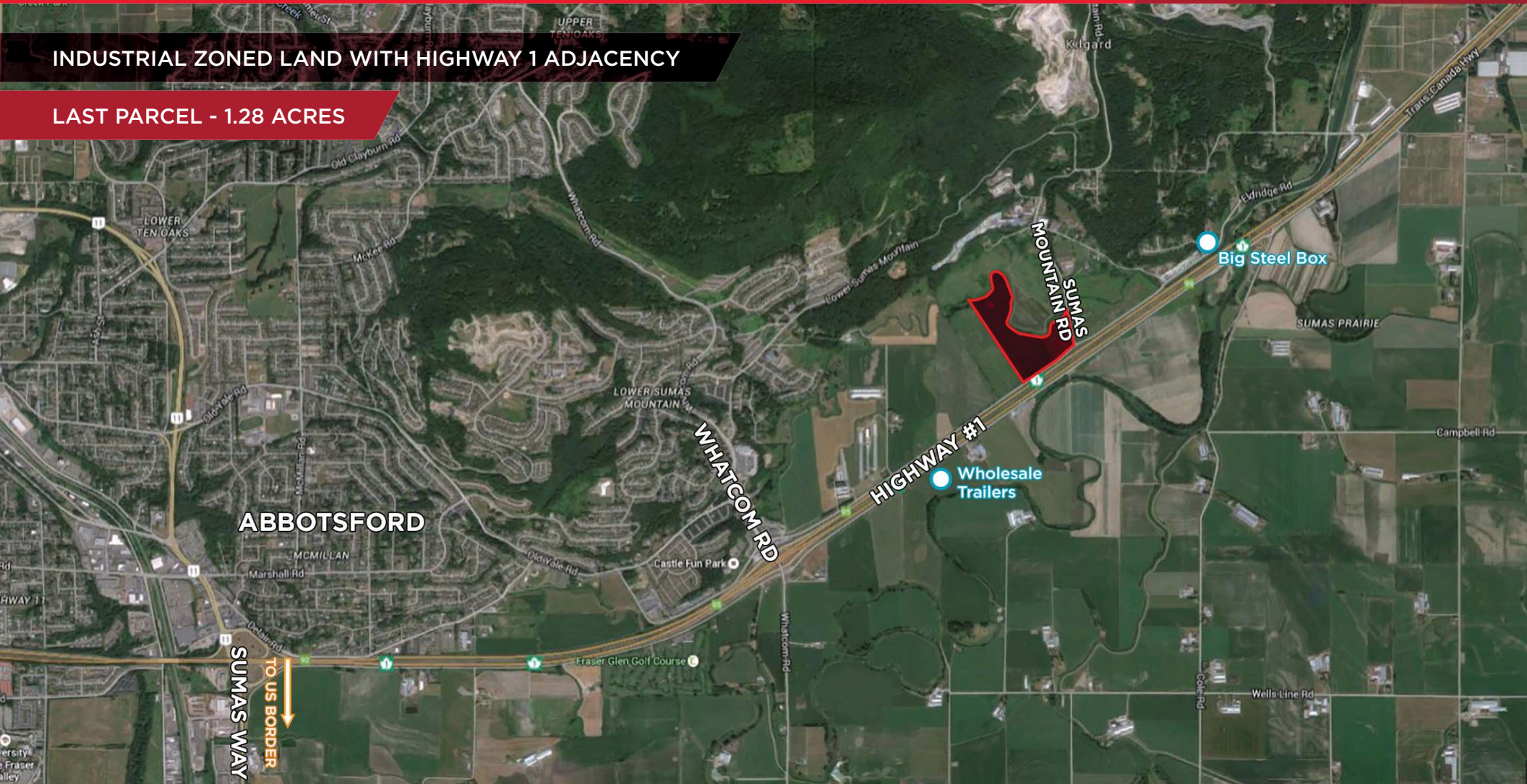


**CUSHMAN &
WAKEFIELD**

FOR LEASE/PURCHASE - 1.28 ACRES
INDUSTRIAL LAND - LAST PARCEL
37117 NORTH PARALLEL ROAD / ABBOTSFORD, BC

INDUSTRIAL ZONED LAND WITH HIGHWAY 1 ADJACENCY

LAST PARCEL - 1.28 ACRES



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FOR LEASE/PURCHASE - 1.28 ACRES INDUSTRIAL LAND - LAST PARCEL 37117 NORTH PARALLEL ROAD / ABBOTSFORD, BC

THE OPPORTUNITY

- Hard to find, industrial parcel suitable for a wide range of uses including building development and outside storage
- Lease or purchase the leasehold interest
- Approved for industrial uses
- Potential for signage exposure to Trans Canada Highway
- Direct access to Trans Canada Highway at the No 3 Road Interchange to the east and Whatcom Road Interchange to the west

IMPROVEMENTS

The Property will be delivered filled above the flood plain and finished with compacted gravel to make suitable for outside storage uses. Additional improvements such as preloading or building development available on a quote basis.

SITE DESCRIPTION

Well located industrial parcel offering easy Trans Canada Highway access just minutes east of Sumas Way and the U.S. border.

SERVICES

Hydro

To lot line

Storm Sewer

Open ditch/biofiltration pond

Sanitary Sewer

On-site septic or pump out tank system*

Water

By way of on-site well*

* at tenant's/purchaser's cost

PARCEL SIZE

Lot 127 - 1.28 acres

TENURE

49 year prepaid land lease, with approximately 44 years remaining

LEGAL DESCRIPTION

Lots (13) A, B & C LS2914B, CLSR Plan 52630

DAILY AVERAGE TRAFFIC COUNT

Trans Canada Highway	48,702
Whatcom Road	14,273

NET LEASE RATE

\$1.50 psf, per annum

PROPERTY TAXES (2019)

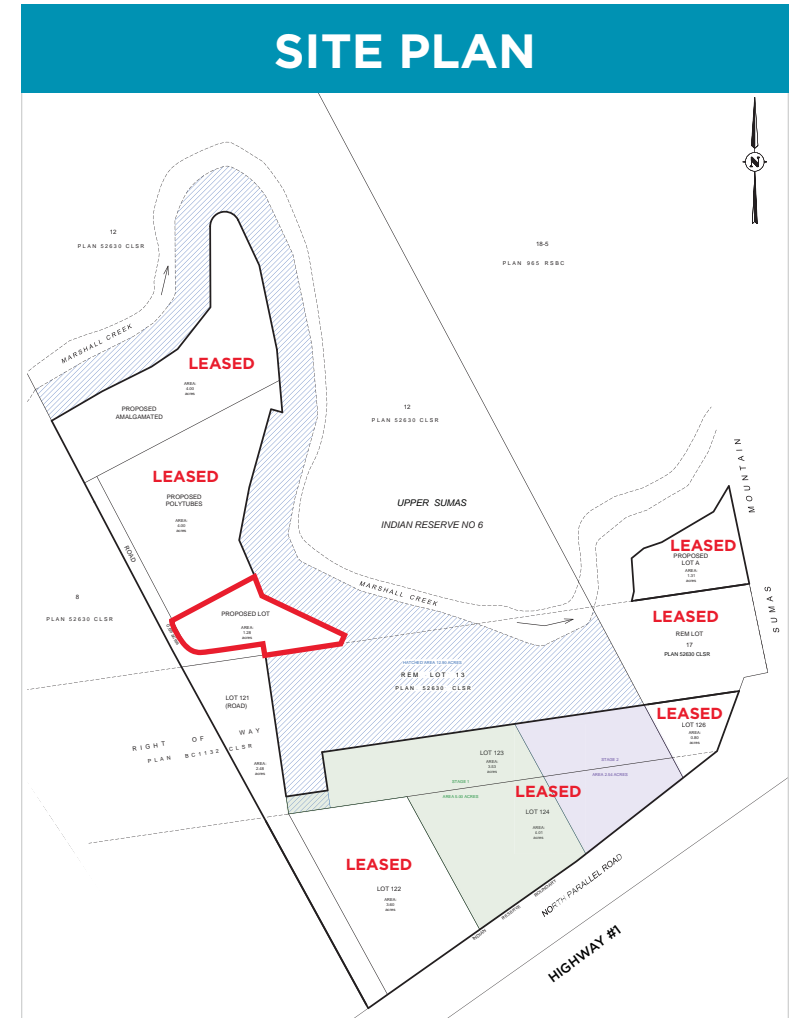
\$0.15 psf (estimated)

PURCHASE PRICE

Please contact listing agents

AVAILABILITY

30 - 60 days



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