

30553 Great Northern Ave
Abbotsford, BC

FOR LEASE

Airport North Business Park



Are you looking to locate or re-locate your warehouse or Industrial requirements to what is arguably one of the best locations in the Fraser Valley?



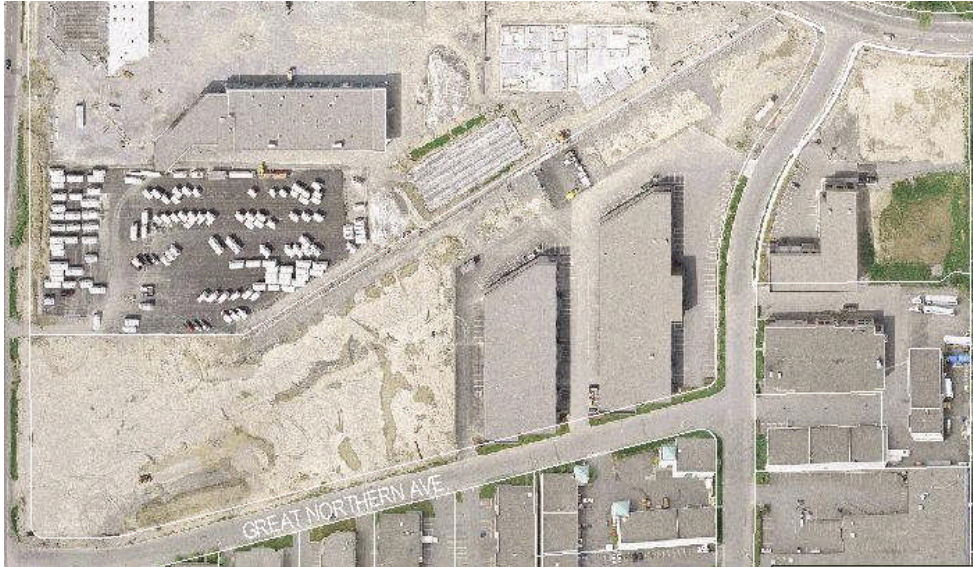
Ken Neufeld

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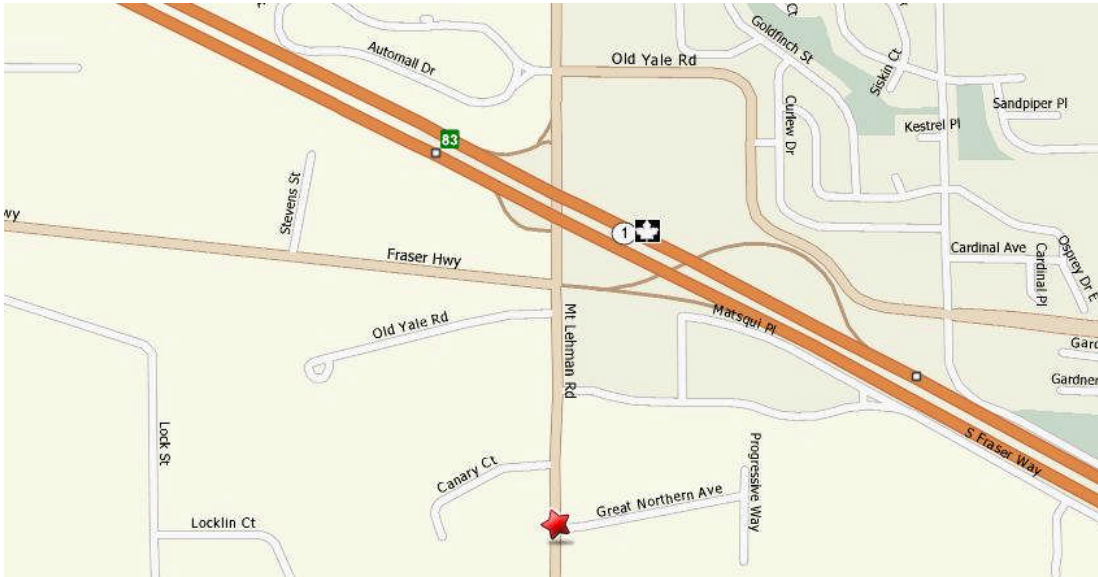
Commercial Medallion Club
Homelife Glenarve Realty Co. Ltd.



Abbotsford is a thriving, vibrant community that combines absolutely breathtaking views with every modern amenity. While it was once primarily an agriculture base community it has grown to become a real City offering everything desirable from farming to big business.

The City of Abbotsford is British Columbias fifth largest City. It boasts a population estimate of 131,000 occupying a land mass of close to 90,000 acres. It is located just above the 49th parallel in an area known as the Fraser Valley. The closest border crossing to the U.S.A. is at Sumas, Washington and this is about a 10 minute drive from downtown Abbotsford. Vancouver is an hours drive away (70 km.) Chilliwack is located on the east boundary, Aldergrove/Langley on the West boundary and Mission to the North.

Ferry crossings to Vancouver Island are an easy drive and Whistler, the site of the 2010 Olympics, is about a 2 1/2 hours drive away. If flying is your transportation of choice, the Abbotsford International Airport is as handy as it gets with lots of parking, reasonable rates and easy access to Vancouver, points east or the U.S.A.



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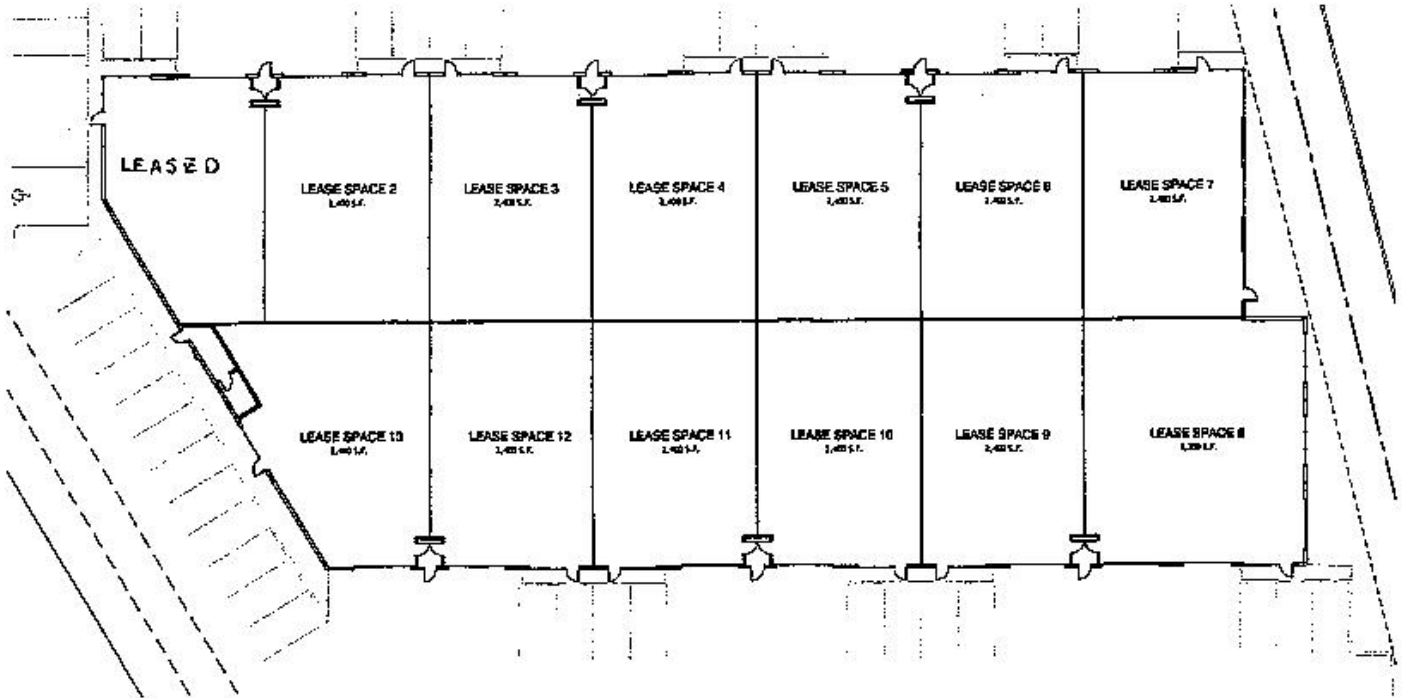
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The location of Airport North Business Park is outstanding with four road frontages, close proximity to Highway #1, the International Airport and the Canada/U.S. border.

This building is the latest of three buildings in this Industrial Park and offers 24' ceiling heights, 16' high bay doors and excellent exposure.

600 volt power is available or this can, of course, be stepped down to 208 Volt 3 Phase power. The zoning is General Industrial, I-2

The spaces indicated can be demised as shown or combined for much larger clear span units and the Landlord can also arrange for Tenant Improvements to suit your specific needs from office finishing to warehouse development.

Individual warehouse sizes are available from 2,400 square feet to approximately 30,000 square feet.

For a heated shell rate quote, which is as the building is at present, to a fully finished space to suit your custom requirements call Ken Neufeld today to arrange for a viewing and leasing discussion.



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