

33403 Maclure Road  
33391 Maclure Road

**FOR  
SALE/LEASE**

**BUILDINGS #1, #2, AND #4  
COMPLETELY SOLD AND LEASED OUT  
NOW SELLING/LEASING UNITS IN  
BUILDINGS #3, #5 AND #6**



Outstanding location on busy Maclure Road with easy access to Mission Highway and downtown Abbotsford.



**Ken Neufeld**  
Business: 604.217.0455  
[www.abbotsfordicirealestate.com](http://www.abbotsfordicirealestate.com)  
[kenneufeld@telus.net](mailto:kenneufeld@telus.net)

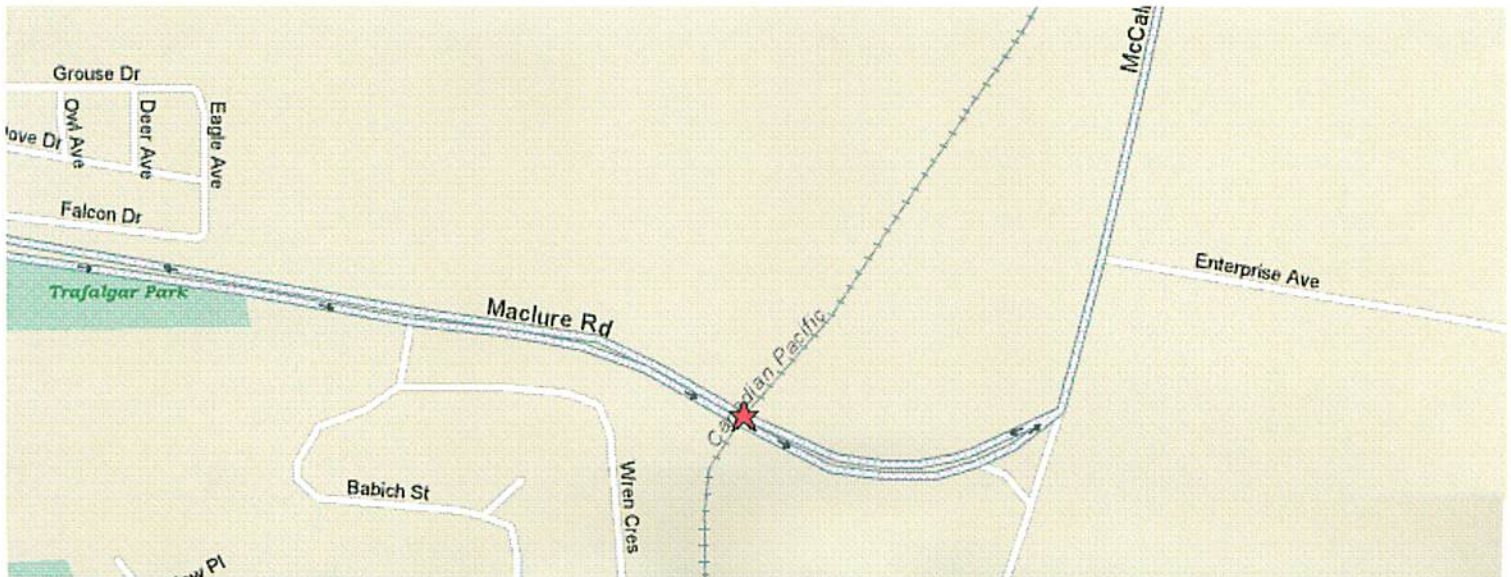
Commercial Medallion Club



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 Columbia's 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.

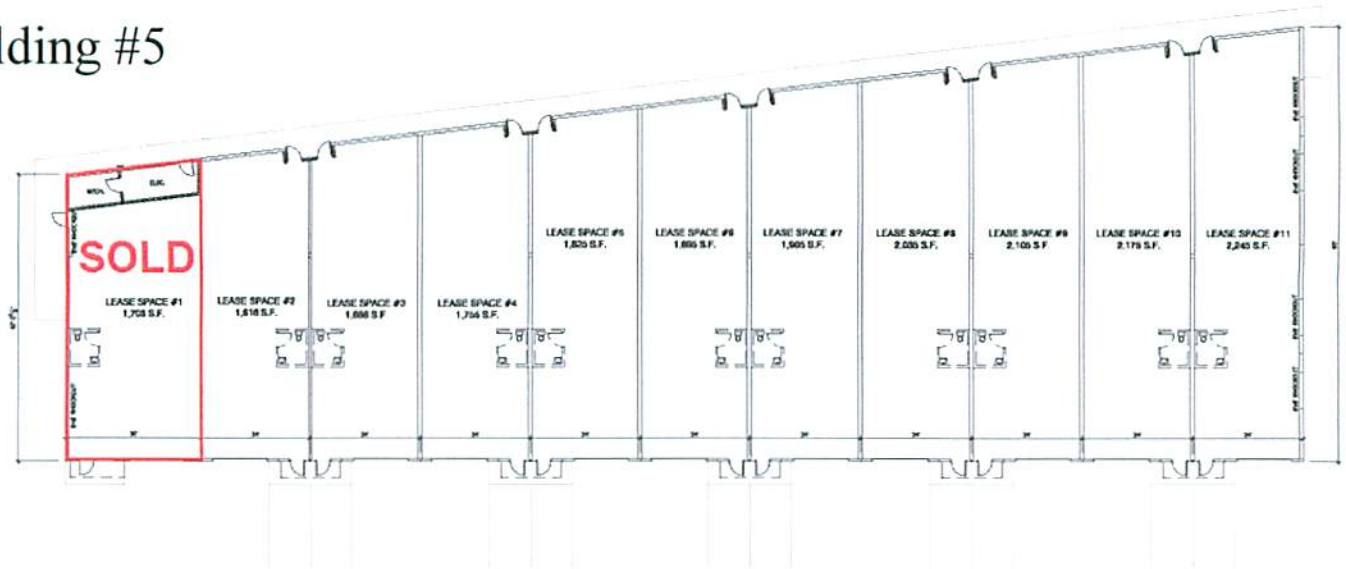
Ferry crossings to Vancouver Island are an easy drive and Whistler, the site of the 2010 Olympics, is about a 2 1/2 hours drive away. If flying is your transportation of choice, the Abbotsford International Airport is as handy as it gets with lots of parking, reasonable rates and easy access to Vancouver,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



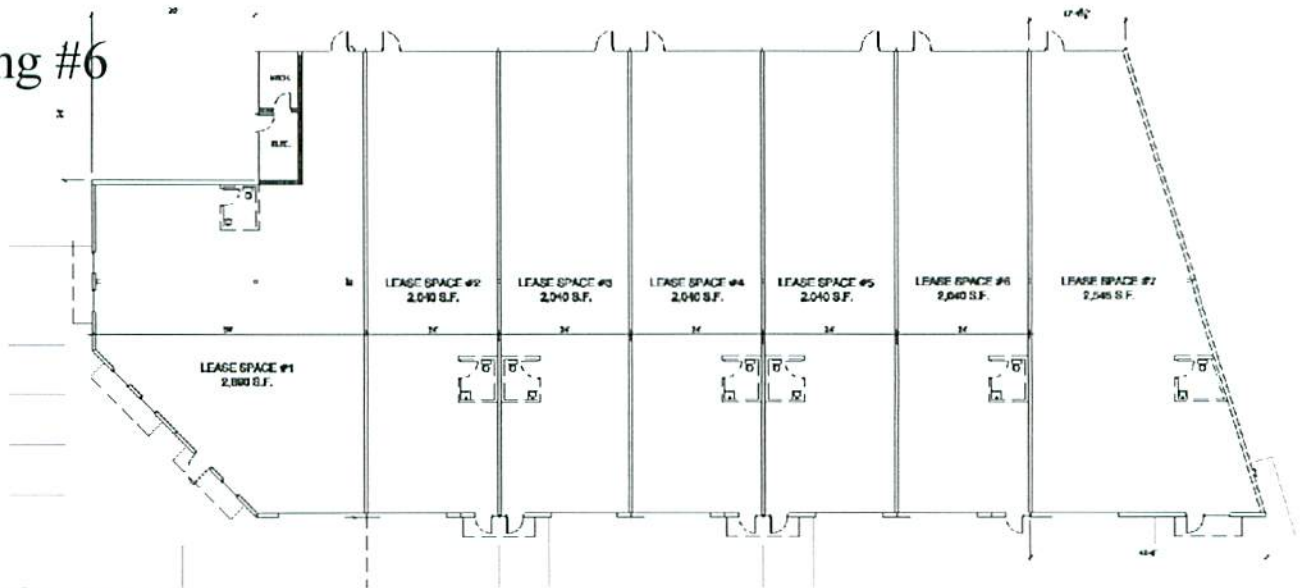
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## Building #5



## Building #6



# Features

### Zoning

I-1 (Light Industrial)

### Available for Purchase

- \*New Multi-Tenant concrete tilt-up Industrial Buildings
- \*Buildings #1, #2 and #4 completely sold/leased out. One unit left in building #3. Now currently pre-selling units in Buildings #5 and #6
- \*Individual units available from 1600 sq ft.
- \*Ground level loading
- \*Prices starting at \$169.00 per sq ft, shell only

**FOR FULL DETAILS VISIT THE WEBSITE BELOW**



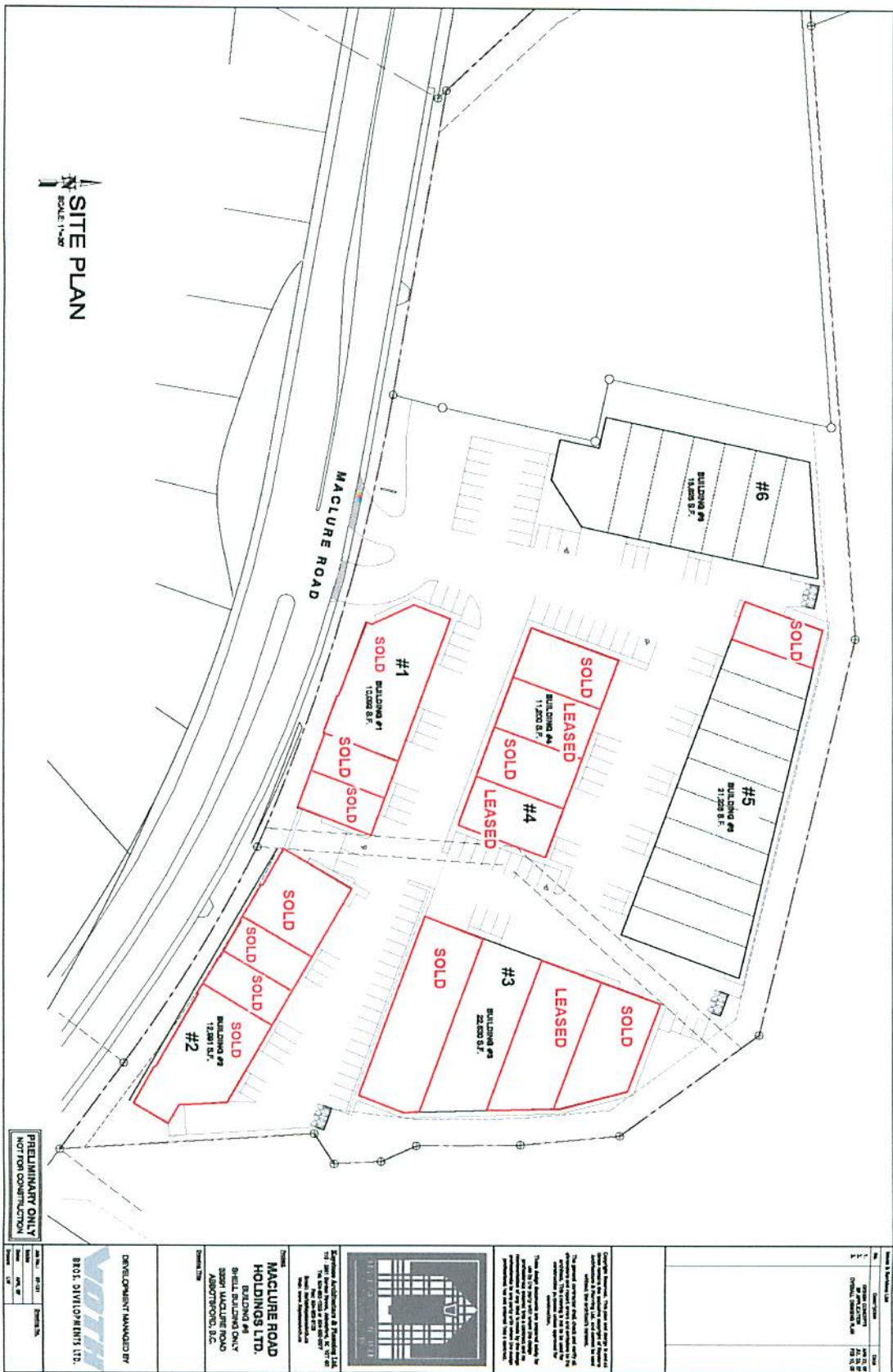
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Scale 1:500  
Date: 08/11/11  
Drawing No: 11-08-001

DEVELOPMENT MANAGED BY  
**BBDO DEVELOPMENTS LTD.**

**MACLURE ROAD HOLDINGS LTD.**  
BUILDING #1  
SHELL BUILDING ONLY  
3850 MACLURE ROAD  
ABBOTSFORD, B.C.

**Ken Neufeld**  
1100-1100  
1100-1100  
1100-1100



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