



For Lease.

Available now.

10,632 sq. ft.
HIGH EXPOSURE WAREHOUSE

3311 Mt. Lehman Road.

Abbotsford, BC



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THIRD SPACE™

3311 Mt. Lehman Road.

Abbotsford, BC



Available now.

Tier 1 warehouse opportunity **for lease.**



Close **proximity** to Abbotsford Airport



Conveniently close to amenities



Prime logistical location on Highway #1



15 minutes to Sumas Border Crossing



Office / showroom with high exposure to Mt. Lehman Road



Flexible space 10,632 sq. ft. of 32' clear warehouse



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Building 1–Unit 100.



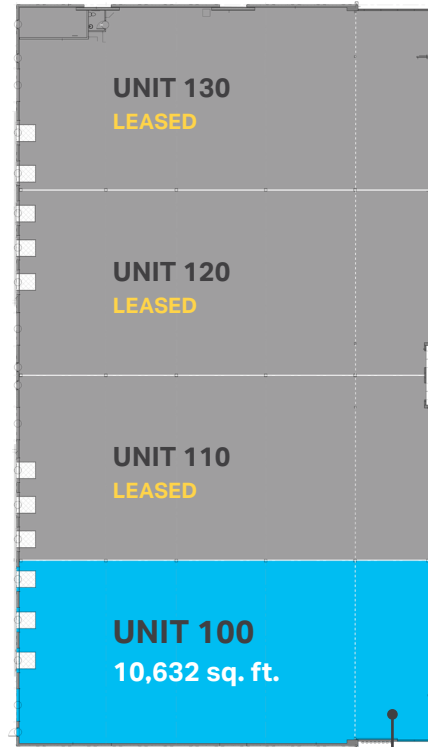
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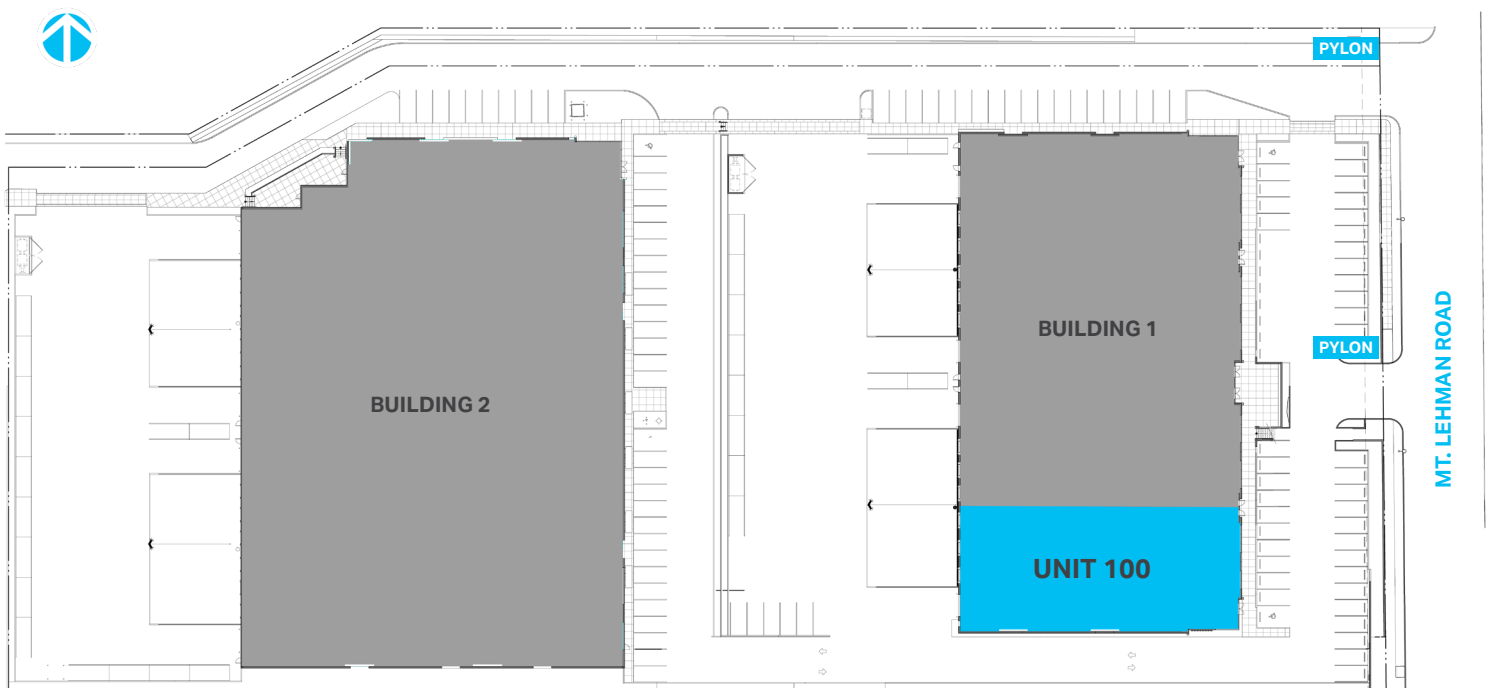


Building features.

BUILDING SIZE	42,000 sq. ft.
AVAILABLE AREA	10,632 sq. ft.
ZONING	I2 (General Industrial Zone) allowing up to 25% office/showroom
CEILING HEIGHT	32' clear
DOCK LOADING DOORS	3
OVERSIZE GRADE LOADING DOORS	1
FLOOR LOAD	500 lbs. per sq. ft. (live load)
LIGHTING	LED lighting fixtures
SPRINKLER SYSTEM	ESFR sprinkler systems
POWER	200 amp 347/600 volt 3-phase
HEATING	Gas powered warehouse heaters
COLUMN GRID	33' depth x 68'6" width



POTENTIAL MEZZANINE
Up to 25% office/
showroom permitted



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TIMING	March 1, 2023
AVAILABLE SIZE	10,632 sq. ft.
BASIC RENT	\$20 per sq. ft. per annum
ADDITIONAL RENT	\$4.31 per sq. ft. per annum *Not including monthly fee
SIGNAGE	High exposure building and pylon signage
TRAFFIC COUNT	25,000+ vehicles per day
BUILDING AGE	2021
MANAGEMENT	Owned and professionally managed by Third Space
PARKING STALLS	88 total for building
ACCESS/EGRESS	Full movement off Mt. Lehman Road with 2 points of access/egress

