



FOR LEASE

3120 MCCALLUM ROAD, ABBOTSFORD

61,341 SQ. FT. MANUFACTURING FACILITY ON 5.5 ACRES

COLLIERS INTERNATIONAL

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Our Knowledge is your Property

For Lease

3120 MCCALLUM ROAD, ABBOTSFORD

LOCATION

The subject property is located in the McCallum industrial area, which is one of the three main industrial areas within the City of Abbotsford.

Located just over 1.5 kilometres north of the downtown Abbotsford core, the property is ideally situated along the main route of Highway 11 (commonly referred to as the Abbotsford-Mission Highway) equidistant between Highway #1 and the District of Mission.

The property is less than five kilometres to the major Highway #1 interchange at Sumas Way, which provides direct access to all points east and west, including immediate access to the 24-hour Sumas Canada/US border crossing for passenger and commercial vehicle traffic.

The McCallum industrial area is home to many notable companies, including VersaCold, Ritchie-Smith Feeds, Abbotsford Concrete, Mutual Materials, Northwest Rubber Mats, and Hub Fire Engines.

FACILITY FEATURES**

- Structural steel building with metal clad exterior
- 24' to 32' clear ceiling heights
- Column spacing of approximately 50 feet
- Natural gas fired radiant tube warehouse heating
- 3-phase 3,000 amp 277/480 volt electrical supply
- Office areas include full HVAC
- Extensive grade loading
- Metal halide lighting throughout warehouse
- Extensive paved yard storage area with perimeter fencing
- Attractively landscaped entrance area
- Rail spur on property (SRY Rail)

SITE**

5.5 acres

** All measurements are approximate only and all other information should be verified by the tenant

ZONING

I2 GENERAL INDUSTRIAL ZONE

Permits a broad array of industrial uses including those uses requiring outside storage.

AVAILABLE AREA

MAIN BUILDING:

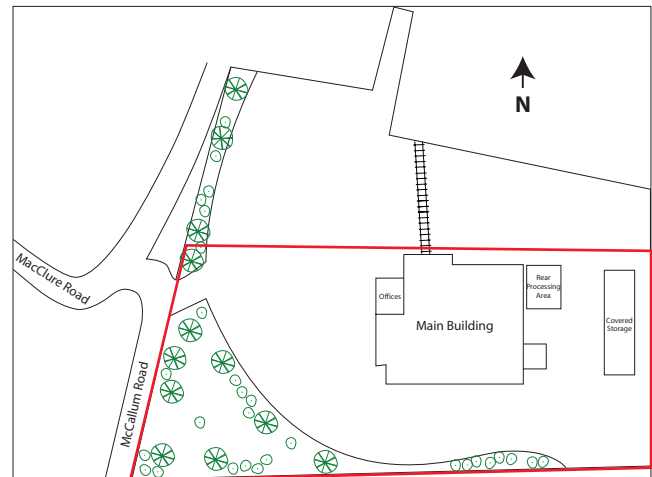
Manufacturing/production warehouse	45,741 sq. ft.
Offices/finished area.....	3,250 sq. ft.
Rear processing area	3,600 sq. ft.
Covered storage area	8,750 sq. ft.
Total.....	61,341 sq. ft.

AVAILABILITY

Immediately

LEASE RATE

\$21,000 per month fully net



For further information, please contact:

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