



**CUSHMAN &
WAKEFIELD**

FOR SALE

30722 MARSHALL ROAD

ABBOTSFORD, BC

MARSHALL ROAD BUSINESS CENTRE

NOW PRE-SELLING



BRAND NEW STRATA UNITS

- Unit Sizes from 3,666 sf to 84,096 sf
- 25' Clear Ceiling Height
- 14' x 16' Grade Loading Doors
- 3 Phase Power

MARSHALL ROAD BUSINESS CENTRE a high quality 22 unit, 84,096 sf industrial strata project on Marshall Road in Abbotsford.

Attractive design, efficient layout and state-of-the-art concrete tilt-up construction make this the finest new small bay strata project available in the Fraser Valley.

Andrew Green

Personal Real Estate Corporation
Vice President, Industrial
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Another Quality Project By

TECK
CONSTRUCTION LLP

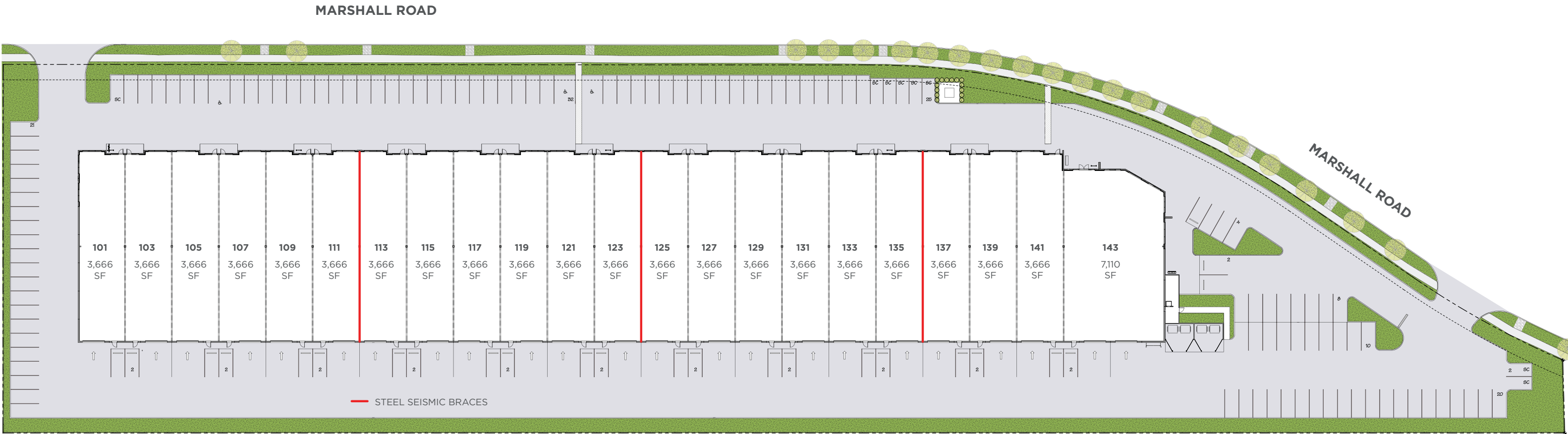
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MARSHALL ROAD BUSINESS CENTRE

STRATA UNITS FROM 3,666 SF



LOCATION

Marshall Road Business Centre is located at 30722 Marshall Road in Abbotsford. This prime location offers unparalleled exposure for each unit to Marshall Road. Access to Highway #1, Fraser Highway and Highway #11 are minutes away. The property is also a short drive from the Abbotsford International Airport and the US Border Crossing (Sumas).

ZONING

I2 (General Industrial). This zoning allows for a wide range of industrial uses.

PRICING

Please contact Listing Broker for current pricing.

FEATURES

- Quality concrete tilt-up construction designed & built by Teck Construction
- Attractive, functional design with an abundance of windows & natural light
- 25' clear ceiling heights
- 14' x 16' insulated rear grade loading doors
- 3-phase electrical service
- Exposure to Marshall Road
- Non combustible TI construction
- Fully sprinklered
- Fully landscaped
- Clean user bylaws will be in effect
- Forced air natural gas heating
- LED lighting
- Transit nearby
- Ample truck loading areas
- Ample parking



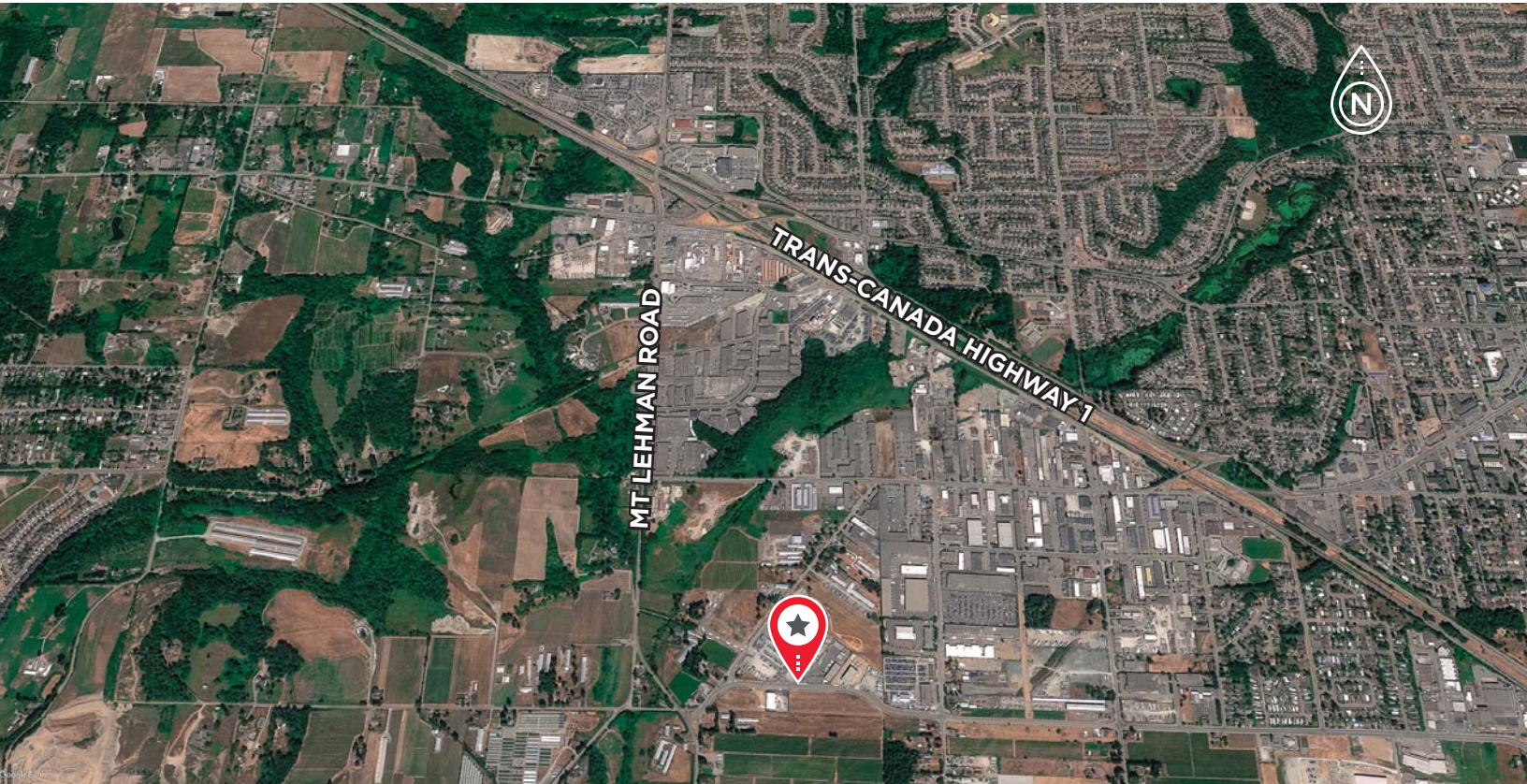


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Teck Construction LLP has been building in the Lower Mainland of British Columbia since 1957. This second generation family run business has completed over 600 commercial and industrial building projects. Teck has a well earned reputation for quality workmanship, timely performance and integrity.

CAMPBELL HEIGHTS NORTH



PACIFIC CROSSING



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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