

FOR LEASE | INDUSTRIAL  
**43990 PROGRESS WAY**  
CHILLIWACK, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **8,425 SF Build-to-Suit Freestanding Industrial Building**
- ▶ **Progress Way Business Park**
- ▶ **High Exposure Corner Location**
- ▶ **May Accommodate Two Tenants**

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### Zoning

CD-10 (Comprehensive Development-10) Zone permits a wide range of industrial and service industrial uses including warehousing and manufacturing.

### Features

- ▶ Ample on-site parking
- ▶ Corner high exposure location
- ▶ Two blocks to Trans-Canada Highway
- ▶ Kal-Tire shares southern part of the site
- ▶ Motels, restaurants, and all commercial services within several blocks

### Site Size

Total 3.51 acres shared with Kal-Tire; up to 1.4 acres available with the new structure

### Rental Area

8,425 SF floor plate, can be split to accommodate two tenancies

### Rental Rate

\$16.50 PSF shell

### Taxes & Operating Costs

TBD

### Ceiling Height

22' clear

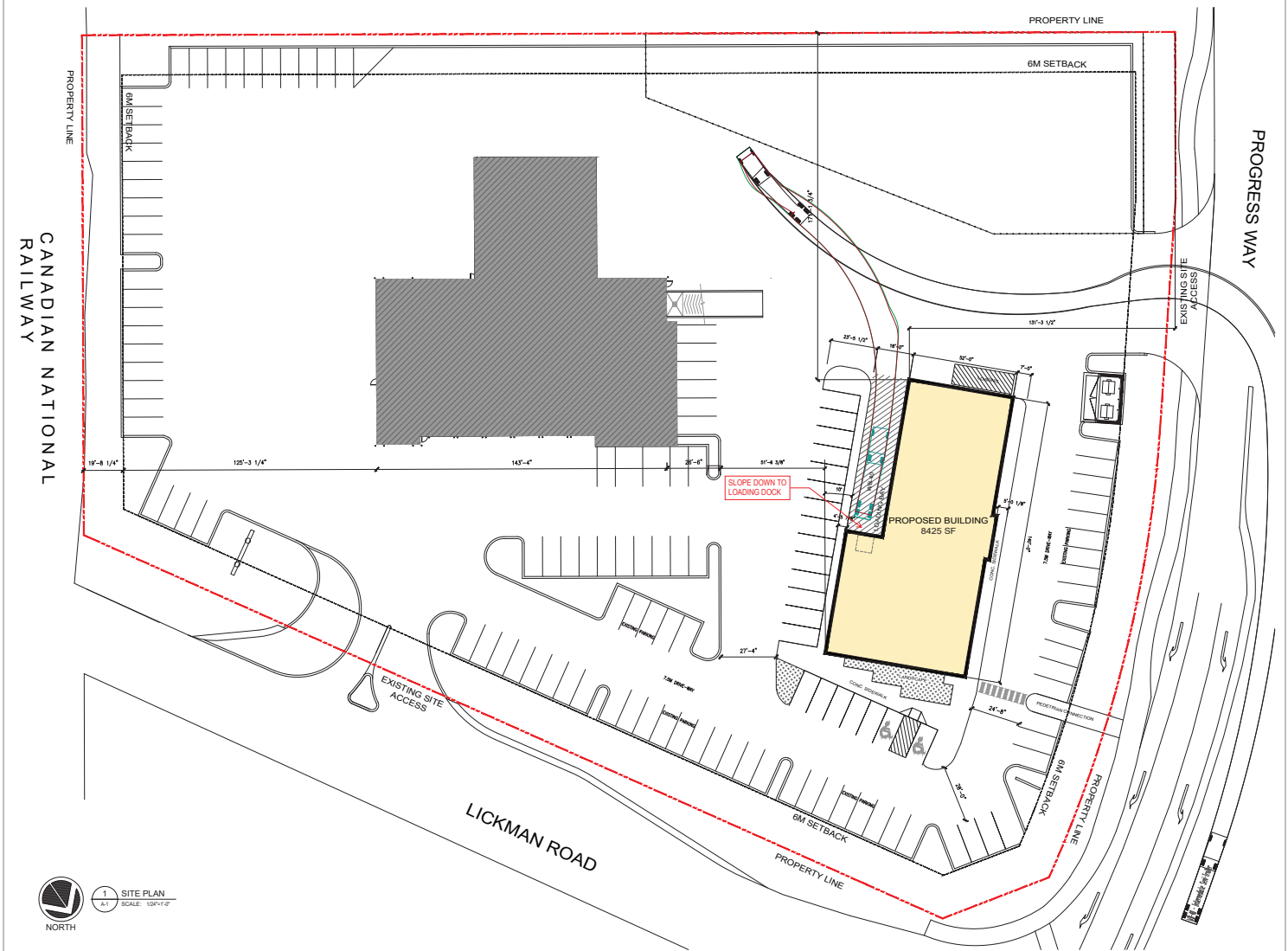
### Loading

- One (1) grade level loading door
- One (1) dock loading door

### Completion

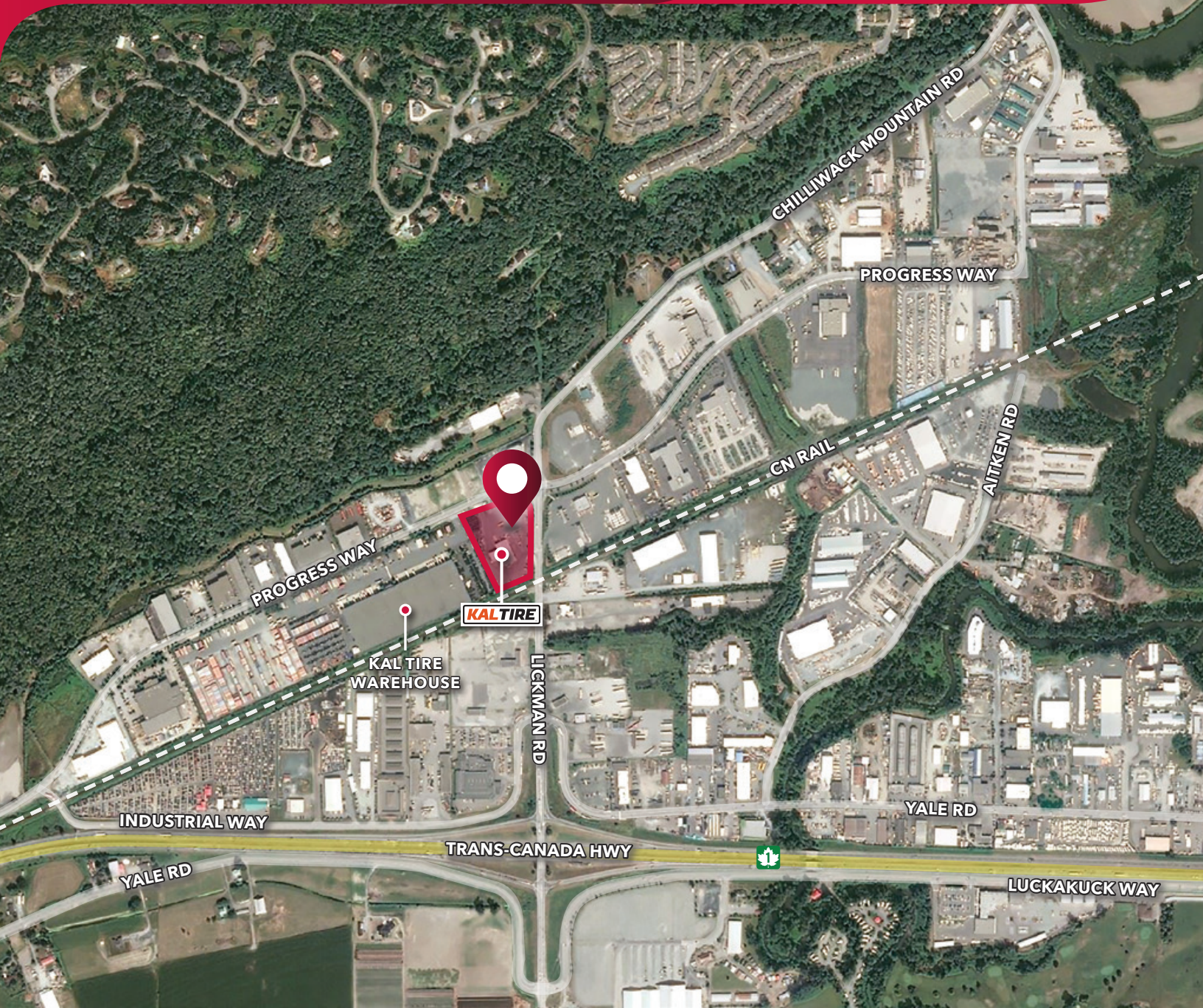
12 months

### Site Plan



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