

FOR LEASE | INDUSTRIAL
UNIT D - 44344 YALE ROAD
CHILLIWACK, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 2,250 SF of Industrial Space
- ▶ Excellent Exposure to Highway 1

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Location

The subject property is situated along Yale Road with excellent exposure to the Trans-Canada Highway. Located just minutes away from several amenities along Luckakuck Way. This end-cap unit provides convenient access to Highway 1 and Lickman Road proving to be a desirable location in the Fraser Valley.

Features

- ▶ Four (4) grade loading doors (12' X 12')
- ▶ Forced air heating (warehouse)
- ▶ 16' ceiling (warehouse)
- ▶ Ceiling fans (warehouse)
- ▶ Two (2) piece washrooms X 2 (warehouse & office)
- ▶ Baseboard heating (office)
- ▶ 3 phase power

Zoning

M2 (Service Industrial) - a full copy of bylaws is available upon request

Available Space

Warehouse	1,700 SF
Ground Floor Office	275 SF
Mezzanine	275 SF
Total	2,250 SF

Asking Basic Rent

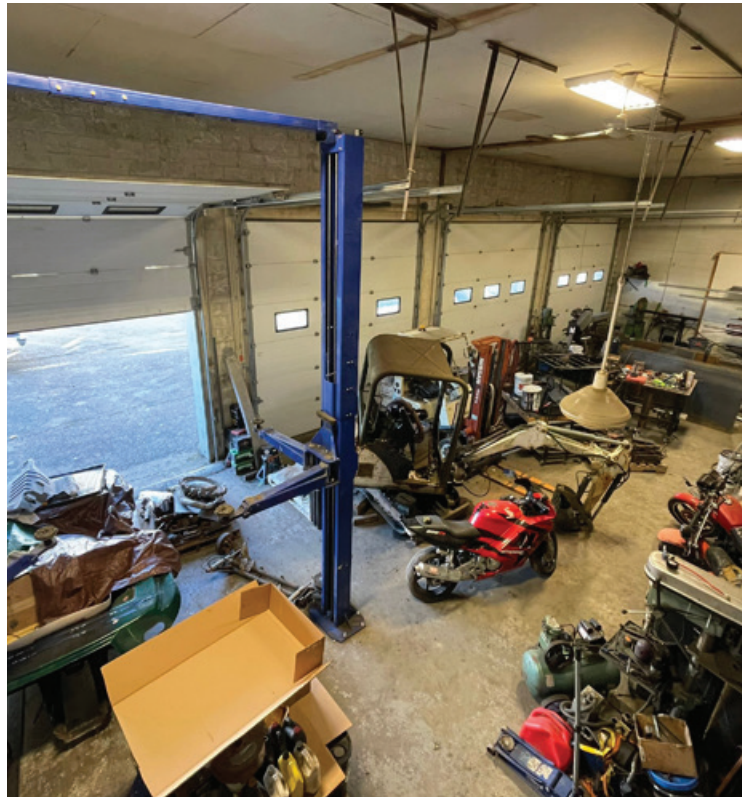
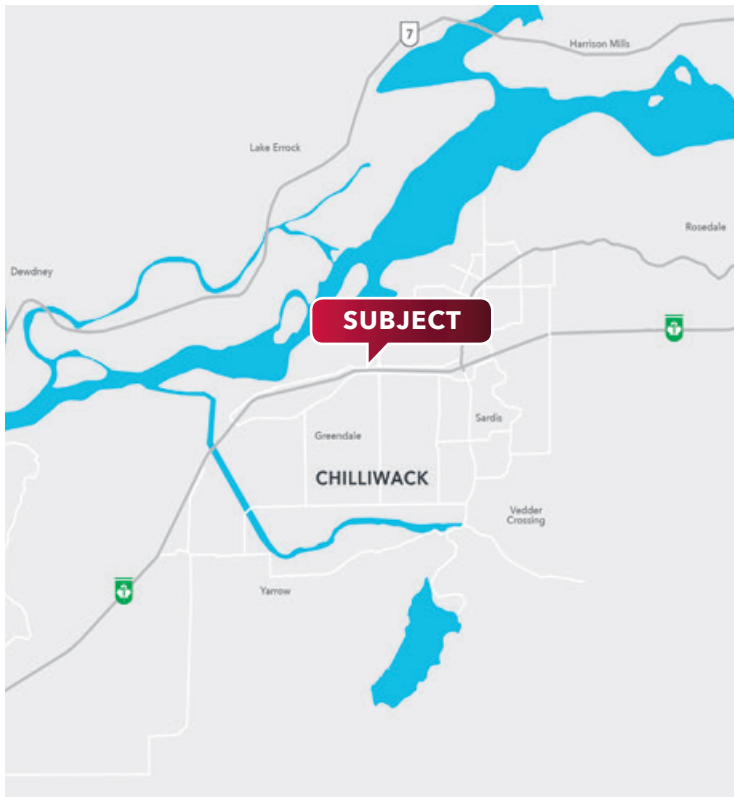
\$12.75 PSF per annum

Additional Rent (2025 Estimate)

\$5.50 PSF per annum

Availability

Immediately



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