

For Sale

8085 Aitken Road, Chilliwack, BC



Brand-new 21,192 sf freestanding industrial building
on 1 acre in the Chilliwack industrial market

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BUILDING SPECIFICATIONS

CONSTRUCTION:

Insulated, concrete tilt-up exterior wall panels

WAREHOUSE CEILING HEIGHT:

26' clear

LOADING:

Two (2) dock and three (3) grade level loading doors

FLOOR LOAD:

Ground floor: 500 lbs psf
Mezzanine: 100 lbs psf

ELECTRICAL CAPACITY

600amp 347/600 volt, 3-phase power

PARKING:

30 parking stalls

ZONING:

M3 general industrial - permits a wide range of industrial uses, as well as outside storage

LIST PRICE:

\$8,850,000

AVAILABILITY:





Estimated completion Q4 2023

OPPORTUNITY

On behalf of Wesmont Group, Avison Young presents the opportunity to purchase a brand-new 21,192 sf freestanding industrial facility on 1 acre in Chilliwack, BC.

8085 Aitken Road is conveniently located directly north of Highway #1 in Chilliwack's main industrial node, just minutes from the Lickman Road interchange.

KEY FEATURES

-  Centrally located in Chilliwack with immediate access to Highway 1
-  Ample on-site parking
-  Modern and attractive building design with extensive glazing and architectural features
-  Office build outs and building upgrades can be completed by the developer

PROPERTY SIZE

SITE SIZE:

1.00 acre

BUILDING SIZE:

Unit 101

Ground floor area	8,191 sf
Mezzanine area	2,408 sf
Total	10,599 sf

Unit 102

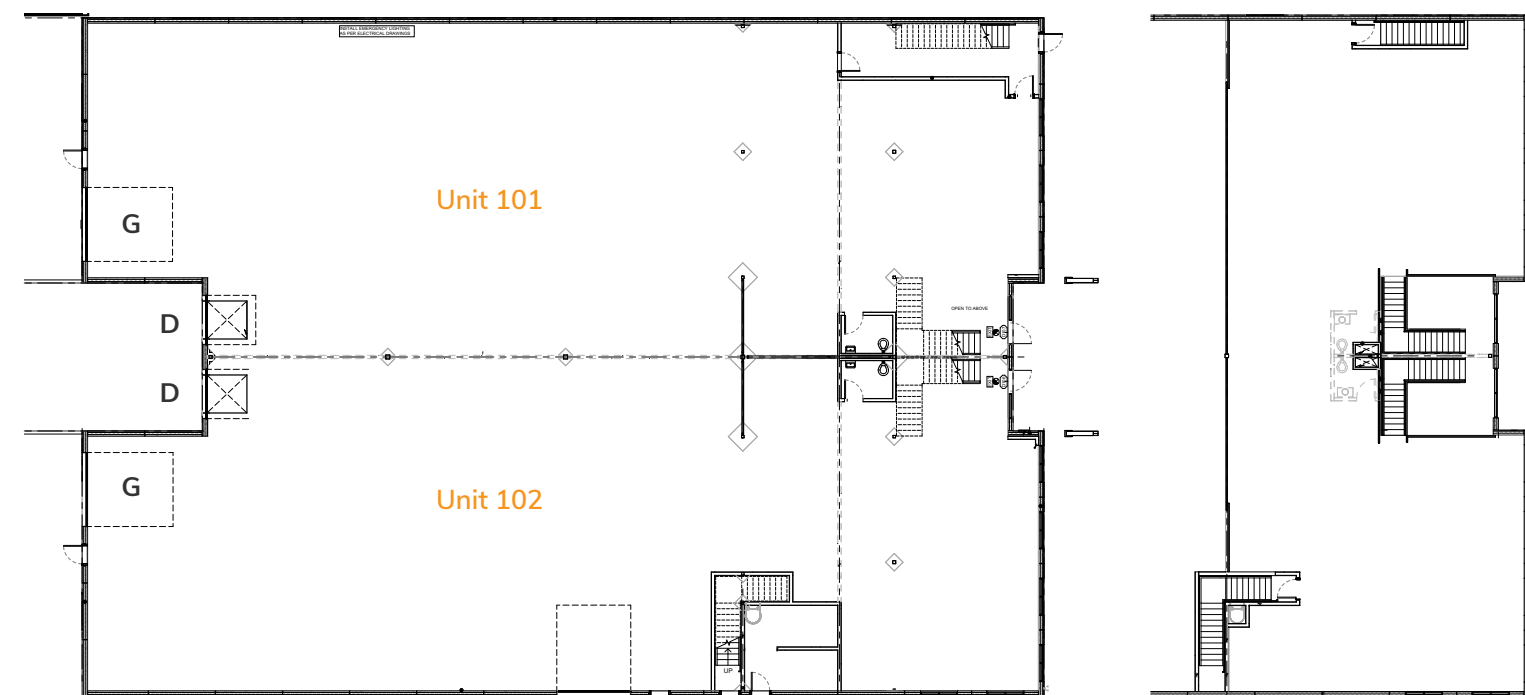
Ground floor area	8,185 sf
Mezzanine area	2,408 sf
Total	10,593 sf

Total combined **21,192 sf**

*The building may be stratified and Unit 101 and 102 can be sold separately

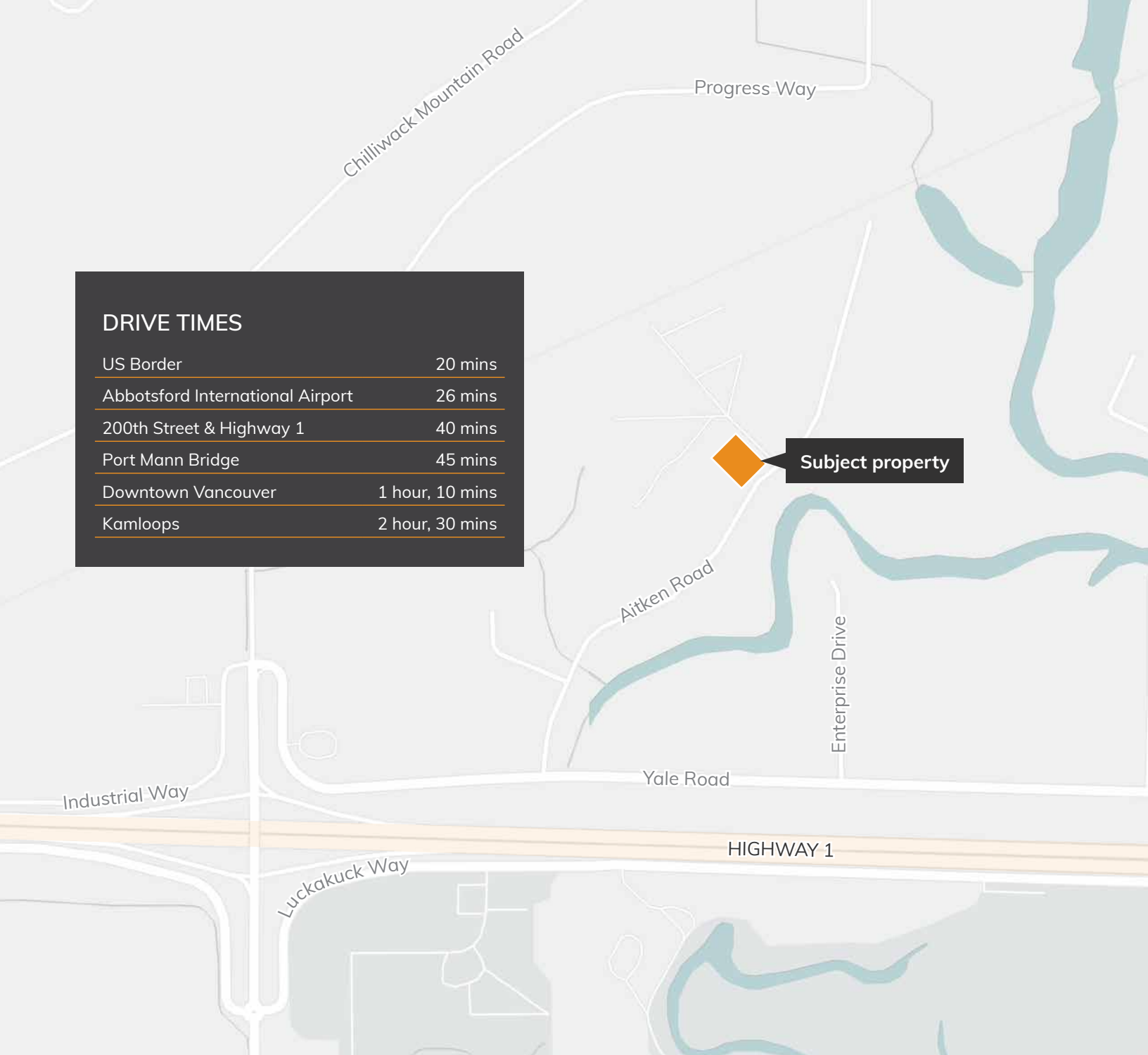


BUILDING PLANS



Main Floor Plan

Upper Floor Plan



DRIVE TIMES

US Border	20 mins
Abbotsford International Airport	26 mins
200th Street & Highway 1	40 mins
Port Mann Bridge	45 mins
Downtown Vancouver	1 hour, 10 mins
Kamloops	2 hour, 30 mins

Subject property

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