



RE/MAX[®]

Freestanding Building for Lease

45730 Airport Road, Chilliwack



JT Lee

Personal Real Estate Corporation

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RE/MAX Select Properties

5487 West Boulevard

Vancouver BC V6M 3W5

LOCATION

This property is located just west of Yale Road in Chilliwack and offers easy access to Highway 1.

BUILDING FEATURES

- 13'-7" to 16'-9" ceiling height in warehouse
- Four - 12' x 14' grade doors
- Drive through warehouse (100' x 45' - 4")
- 347/600 volt, 600 amp, 3-phase power panel
- 4 washrooms
- Kitchenette in office area
- Fenced yard area
- Previous Air-Care Facility

ZONING

CSM (Service Commercial Industrial) Zone: This zoning allows for a wide variety of uses including service industrial, warehousing, vehicle oriented commercial, light manufacturing, general commercial, child care/cultural use.

BUILDING AREA (*1)

Office	1,813 sq. ft.
Warehouse	4,533 sq. ft.
TOTAL AREA	6,346 sq. ft.

POSSESSION

Immediate

LOT SIZE

1.36 acres

LEASE RATE

\$14,500 per month

OPERATING COSTS

\$4,500 per month

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(*1) Building area calculation is based off of building floor plans.

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