

34377 Marshall Road

Abbotsford, BC



Whole Building
refurbishment opportunity
for up to 45,000 SF

Contact Agents

Maureen Mounzer

Personal Real Estate Corporation
Senior Sales Associate, Advisory & Transaction
+1 604 669 1466
maureen.mounzer@cbre.com

Romy van der Merwe

Personal Real Estate Corporation
Senior Sales Associate, Advisory & Transaction
+1 604 662 5151
romy.vandermerwe@cbre.com

The Opportunity

To lease large format custom-designed space in a high profile Abbotsford location. Sizes ranging from 25,000 - 45,000 SF for existing building.

The Location

Strategically located at the junction of two major thoroughfares, this property provides easy access to the entire Fraser Valley Region by Highway #11 (Mission) and Highway #1, with proximity to the U.S. Border.

The Property





Originally built as an industrial building, it is ripe for refurbishment for a large format tenant. The Landlord will upgrade the building, lot and landscaping for a qualified tenant.



Property Details

Building Size	Main Floor: 45,000 SF 2nd Floor Office: 5,000 SF
Loading	1 dock loading and numerous grade doors at rear
Mechanics	HVAC, 1200-amp, 3 phase 120/208
Floor Load	300 lbs per SF
Façade and Property	Upgraded to tenant's specifications
Signage	Pylon on Marshall Road and on Sumas Way
Access	4-way access on Marshall Road

Demographics

				
	2019 POPULATION	ESTIMATED GROWTH RATE 2019-2024	AVG. HOUSEHOLD INCOME	OWNED DWELLINGS
0 - 10 MIN	107,072	6.3%	\$95,675	66.6%
0 - 20 MIN	195,180	6.0%	\$101,035	69.8%
0 - 30 MIN	393,584	7.7%	\$105,744	74.1%

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