

# CHILLIWACK WEST INDUSTRIAL PARK

**TURNKEY INDUSTRIAL LAND LEASE OPPORTUNITY  
1 TO 28 ACRES**



**FOR LEASE**

**7650 ARNOLD ROAD**  
Chilliwack, BC

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WAKEFIELD**

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# FOR LEASE

## 7650 ARNOLD ROAD Chilliwack, BC



### THE LANDS

Well improved, 28 acre net usable industrial site.

### LOCATION

With exposure to the Trans-Canada Highway, the Lands are very well situated in West Chilliwack only minutes from neighbouring Abbotsford. Access to the Lands is facilitated via Highway 1 - Yale Road Interchange located just to the west of the site.

### LAND USE

Light to Heavy Industrial uses can be accommodated.

### IMPROVEMENTS

The entire site is filled above the 200-year flood plain level approximately 3 meters above the current level of Arnold Road. The site is fully fenced and finished with 18" of compacted gravel making it well-suited to a wide range of secure, outside storage uses. Water can be made available via drilled on-sites wells.

### POWER

- Feed #1, 600A 3ph 347/600V from a 3-167kVA transformer on a private distribution line
- Feed #2, 50kVA 400A
- Telus Fibre Optics

### PARCEL SIZES

Individual, custom subdivided parcels based on specific tenant requirements from as small as 1.0 acre in size, up to and including a single consolidated, 28-acre site are available.

### LEASE RATE

\$2.50 to \$2.75 per SF per annum (contingent upon parcel size)

### TAXES AND O/C

Contact Listing Agents

### TENURE

Lease terms from 3 to 99 years are available

### AVAILABILITY

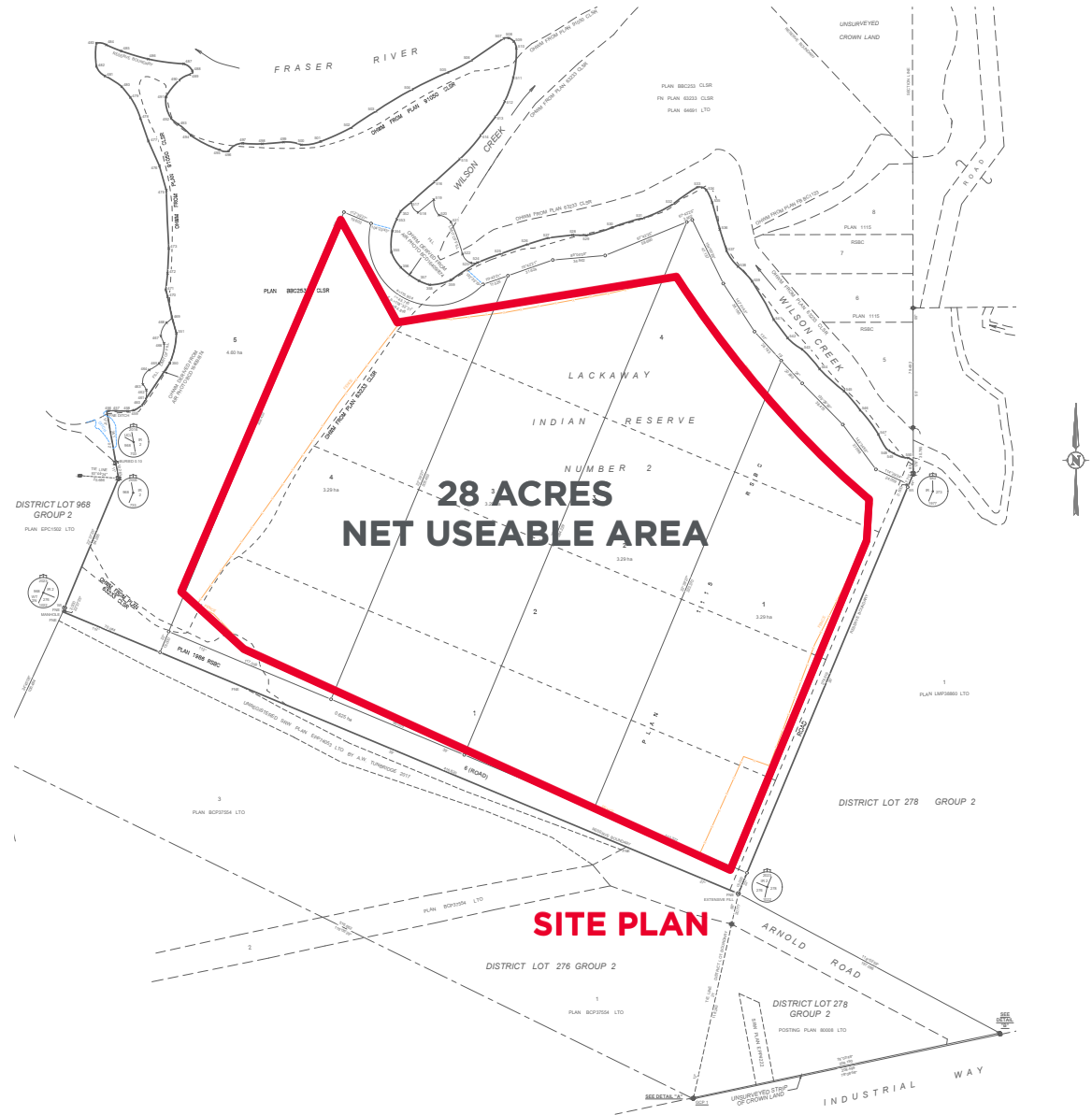
January/February 2025

### ENVIRONMENTAL + GEOTECHNICAL

Reports available for review

### COMMENTS

The underlying land ownership of the Lands is Leq'a:mel First Nation and individual Certificate of Possession Holders. Lease Interests in the lands will be conveyed to prospective tenants by way of a sublease agreement registered with the Leq'a:mel First Nation.





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**Fraser River**

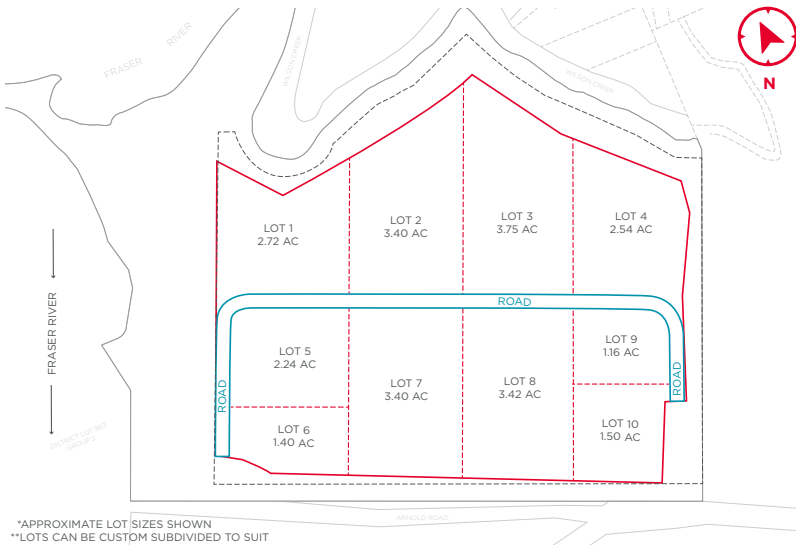
**Chilliwack West  
Industrial Park**

**Private Road**

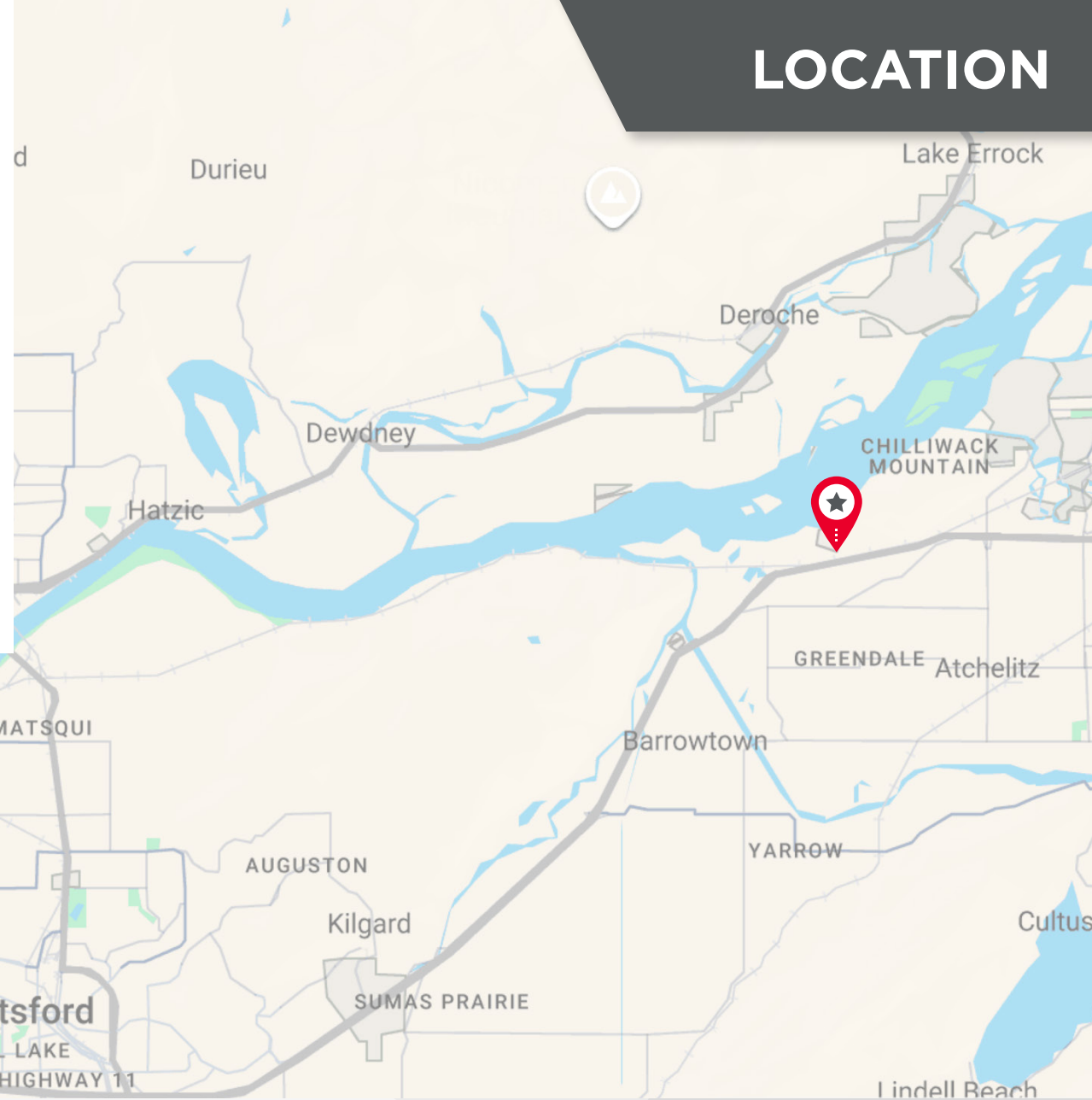
**Arnold Road**



# LOCATION



## SMALL LOT SUBDIVISION CONCEPT PLAN



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For further information, please contact exclusive listing agents for Cushman & Wakefield ULC

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