

FOR SALE



34282 Manufactures Way



Tyson Barth
604-328-0926

info@donmunrorealstate.com
www.donmunrorealstate.com



Don Munro Personal Real Estate Corporation
604-817-7338



Legal: Lot 7 Section 3 Township 16 Plan LMP10068 NWD

PID: 018-221-131

Taxes: \$57,405.73 (2022)

Size: +/-14,166.67 Sq. Ft. Warehouse, Office and Showroom

Lot Size: 1.176 Acres

Zoning: I2 – General Industrial

PRICE: \$7,685,000.00

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Warehouse
+/-5,814.11 Sq. Ft.

2nd Storey
+/-4,347.15 Sq.Ft.

Main Floor
+/-4,005.41 Sq. Ft.



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Warehouse

- 20' ceiling height
- 4 Large Overhead Doors & 1 Smaller Overhead Door
- 400 amp, 3 phase service

Main Floor (Office Area)

- reception counter, 2 offices, parts counter, washrooms and showroom
- forced air, natural gas heat and electric hot water

Second Storey (Office Area)

- +/- 2,397.14 Sq. Ft. large central storage area
- +/- 341.74 Sq. Ft. lunchroom
- +/- 207.96 Sq. Ft. of offices (5)
- +/-216.08 Sq.Ft. of Boardroom



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Subject Property

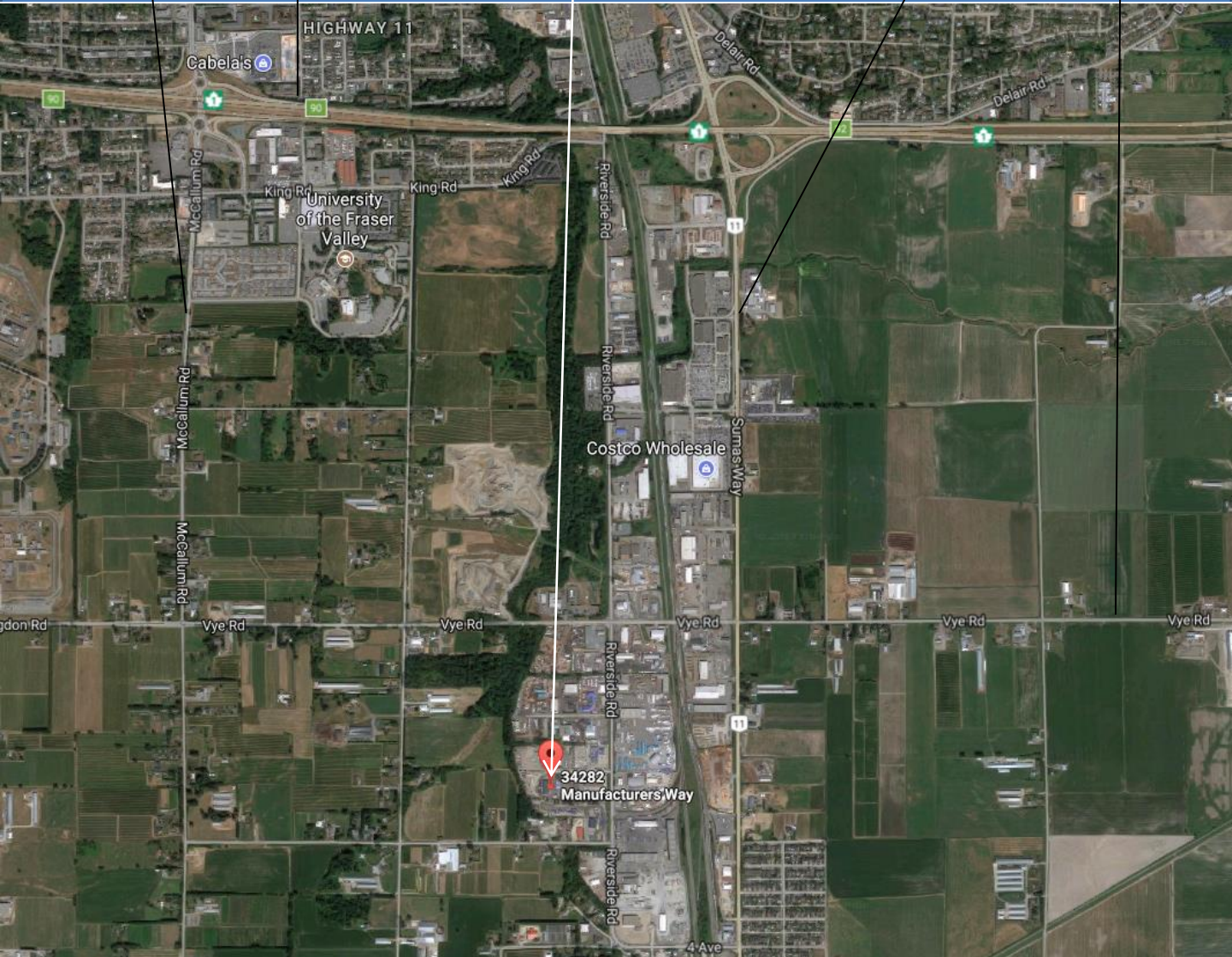


McCallum Road

Trans Canada
Highway

Sumas Way

Vye Road



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