



# FOR LEASE

2138 CARPENTER STREET, ABBOTSFORD

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## New Large Bay Industrial Development



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[wesmont.com](http://wesmont.com)

# Development Details

## CONSTRUCTION:

Insulated concrete panels

## WAREHOUSE CEILING HEIGHT:

26' clear

## LOADING:

Each unit will have:

One (1) Dock door: 8'x10' with levelers

One (1) Grade loading door: 12'x14'

## ELECTRICAL CAPACITY:

400amp, 120/208 volt

3-phase electrical panel installed per unit

## FLOOR LOAD:

Warehouse floor: 500 lbs psf

Mezzanine floor: 50 lbs psf

## PARKING:

Assigned parking

## SIGNAGE:

Pylon signage available on Carpenter and Windsor Street

## ZONING:

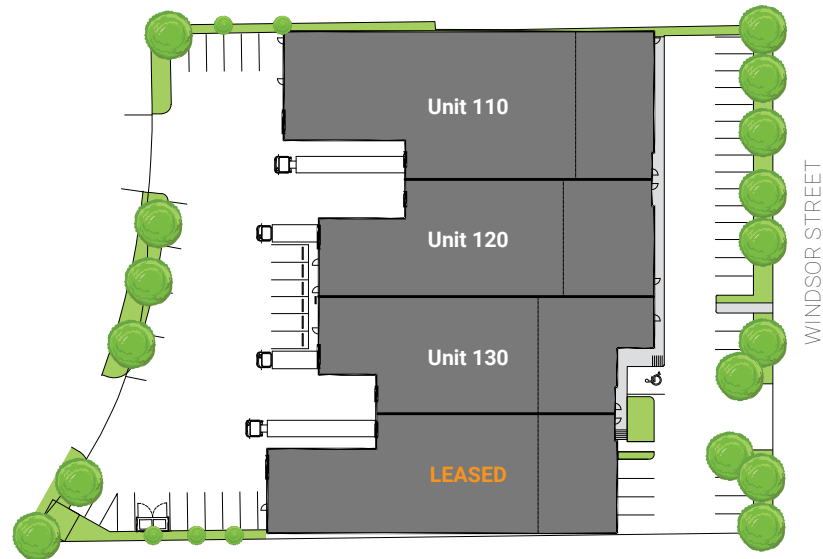
I2 - General Industrial

## AVAILABILITY:

Q3 2024

## LEASE PRICING:

Contact Agent



## Carpenter Street

2138 CARPENTER STREET, ABBOTSFORD

### The Opportunity

Introducing Carpenter Street, Abbotsford's newest industrial lease complex, developed and built by Wesmont.

This project is unique to the market — providing street level access to the front mezzanine area, offering tenants a commercially orientated and customer facing space separate from warehouse areas and allows for a more efficient use of the space.

Well located in West Abbotsford's industrial area, the property is only minutes from multiple Highway 1 on-ramps and thoroughfares making it easily accessible by both suppliers and customers. Offering modern glazing, custom TI packages, both dock and grade loading, ample parking and the ability to combine available units, this is a rare opportunity to occupy.

### Key Features



#### MAXIMUM VISIBILITY

Excellent signage opportunity with pylons located on both Carpenter and Windsor Street.



#### UNIQUE DESIGN

Mezzanine is accessible at street level, offering the ability to separate business operations in the warehouse and office/retail level.



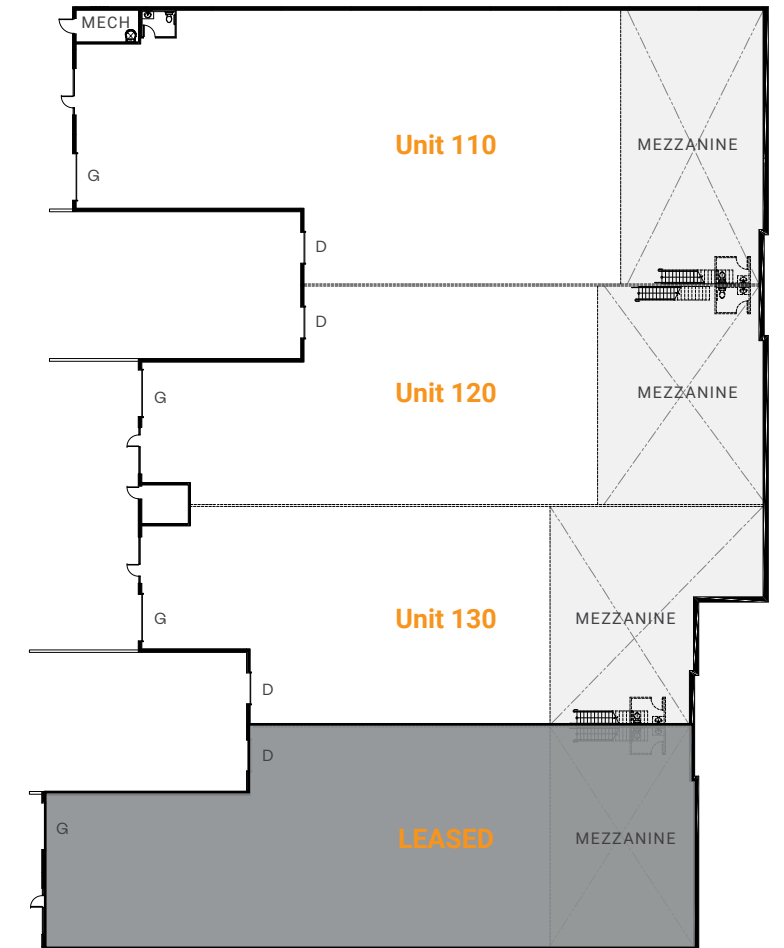
#### ZONING

I2 zoning allows for a mix of light industrial uses that include equipment sale and repair, manufacturing and warehousing of various goods, trade school, research and development.



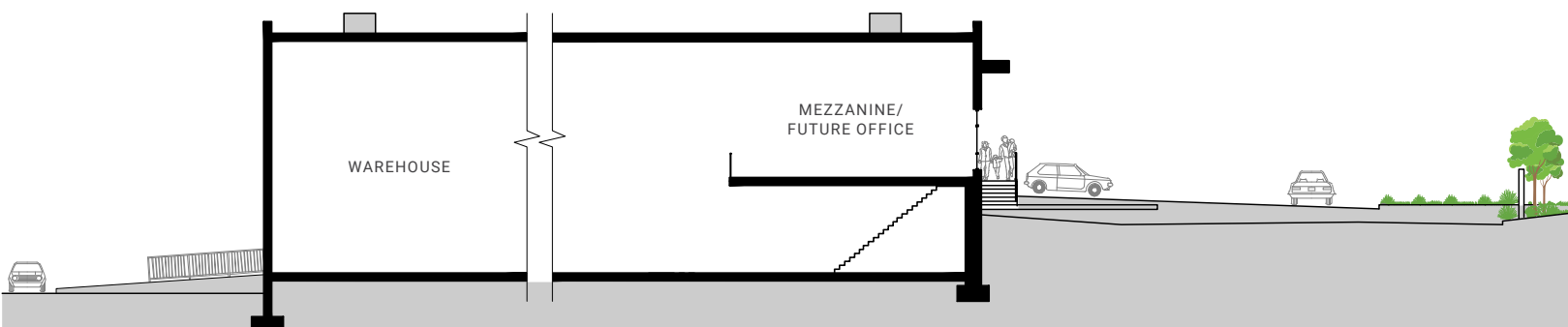
#### PROFESSIONALLY MANAGED

The Property is professionally managed by well-known Wesmont Group.



### Unit Mix

UNIT	GROUND FLOOR SF	MEZZANINE SF	UNIT TOTAL SF
110	11,904	2,671	14,575
120	8,539	2,441	10,980
130	8,228	2,565	10,793
140	LEASED	LEASED	LEASED
TOTAL SF	28,671	7,677	36,348



These images are conceptual renderings and are proposed for illustrative purposes only, subject to change without notice.

## Unit 110 Concept MANUFACTURING + DESIGN

For businesses desiring both a professional office and functional shop space, this concept offers the best of both worlds.

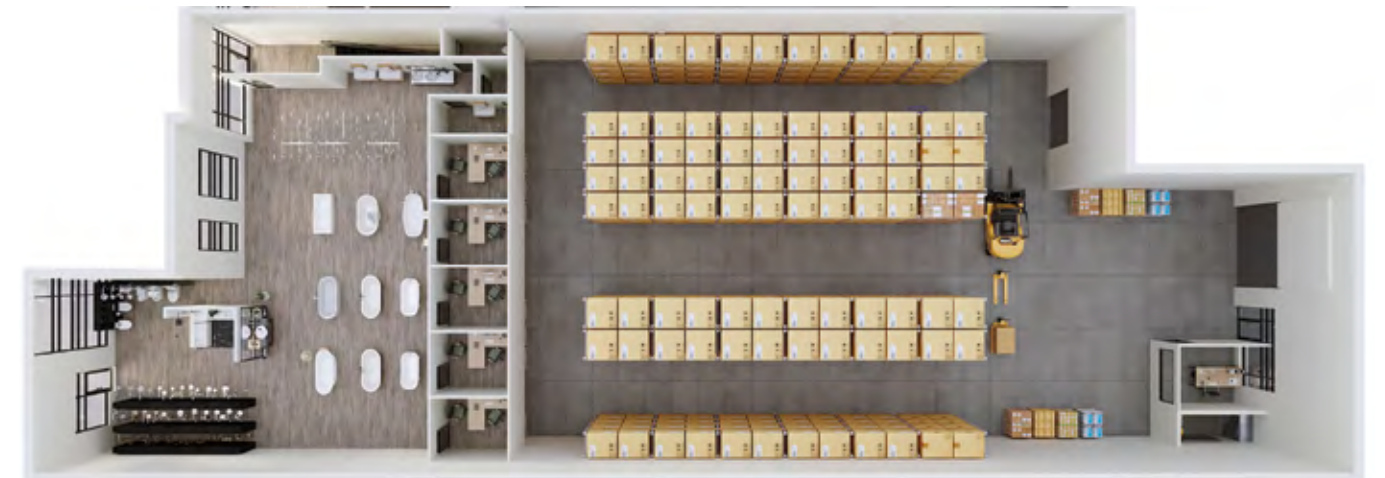
With 11,828 of shop space, 500lb/sf slab thickness and the opportunity to install jib and gantry cranes in the warehouse; coupled with 2,671 sf of modern office design, this space allows for discrete separation between the different operations of an industrial manufacturing business while providing the synergies of have everything under one roof.



## Unit 130 Concept WAREHOUSE + SALES CENTRE

This space has been designed to offer a retail experience for clients with an open concept showroom combined with enclosed offices, while still providing the convenience of having warehouse operations in one place.

This concept provides for 2,563 of showroom and office space on the second floor, with distribution operations and staff areas on the ground floor for a total of 8,170 of warehouse area.





## Location

### West Abbotsford

Located within the West Abbotsford industrial area, Carpenter Street is only minutes to Highway 1 offering convenient access to and from all of Metro Vancouver as well as the Eastern Fraser Valley. It is home to various industrial and commercial businesses, creating synergistic opportunities.

Abbotsford is one of the fastest growing business centres in Canada and boasts an educated work force of skilled labourers and service workers. West Abbotsford is experiencing significant growth, with new industrial development surrounding the Abbotsford International Airport.

### Demographics – Highlights

1. #1 Largest Municipality in the Fraser Valley Regional District
2. 5th largest municipality in British Columbia
3. Labour force = 55% of the total Abbotsford population
4. Top 7 Intelligent Communities - as recognized by the Intelligent Communities Forum
5. 47% of Abbotsford residents have more than a high school education.

### Amenities

- RESTAURANTS**
  1. Subway
  2. Tim Hortons
  3. Church's Texas Chicken
  4. Tony's Place
  5. Chef Boss Culinary
  6. Mandarin Garden
  7. Gian's Indian Cuisine
  8. Starbucks
  9. McDonald's
  10. The Canadian Brewhouse & Grill
- SHOPPING & ENTERTAINMENT**
  1. Chances Abbotsford
  2. RONA
  3. LORDCO
  4. Home Depot
  5. Walmart Supercentre
  6. Exit Abbotsford
  7. Cineplex Cinemas
- FINANCE**
  1. TD Canada Trust
  2. CIBC
  3. Coast Capital Savings
  4. RBC Royal Bank
  5. Scotiabank

## About Wesmont



*WE CREATE REAL ESTATE OPPORTUNITIES SO THAT BUSINESSES, COMMUNITIES, AND FAMILIES CAN FLOURISH ACROSS CANADA.*

Wesmont Group is a real estate development and construction company based in British Columbia. Our team focuses on development, construction, and property management of commercial and residential properties.

From the beginning phase of design and development to the later phases of construction and sales, our team manages each step. We use quality-driven development and building practices for each project, promising suitability to all our clients. To us, having the ability to lead all aspects of the project is crucial to bringing the most valuable product to our clients.

LEARN MORE ABOUT OUR PROJECTS AT

**wesmont.com**

### Recent Industrial Developments



**60,856 SF OVER TWO BUILDINGS**

#### Wesmont Yale Centre

44431 Yale Road, Chilliwack, BC



**119,887 SF OVER THREE BUILDINGS**

#### Wesmont Centre

6286 203 Street, Langley, BC



**21,386 SF INDUSTRIAL BUILDING**

#### 8085 Aitken Road

Chilliwack, BC



**82,472 SF OVER TWO BUILDINGS**

#### Port Kells Centre

9347 & 9339 200A Street, Langley, BC



## Contact Us For More Information

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