

FOR SALE

FOY STREET BUSINESS CENTRE

Mid-Bay Strata Warehouse Units Coming Soon

1891 FOY STREET, ABBOTSFORD, BC



Partnership. Performance.

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**AVISON
YOUNG**

Built by

martini
martini construction ltd.

1891 Foy Street

Abbotsford, BC

PROJECT DETAILS

- CONSTRUCTION
Insulated concrete tilt-up panels
- CEILING HEIGHT
26' clear
- LOADING
1 dock loading door and 1 grade level loading door per unit
- MEZZANINE
Structural steel with 100 lbs/sf floor load capacity
- IMPROVEMENT WORK
Martini Construction can design, price and build out custom improvement work for Purchasers. Cost can be included in addition to the Purchase Price.
- ELECTRICAL
200 Amp 600 Volt 3 phase electrical service per unit
- SPRINKLER
ESFR fire protection system
- WAREHOUSE HEATING
Gas fired, forced air heating units
- WAREHOUSE LIGHTING
High efficiency LED
- FLOOR LOAD CAPACITY
500 lbs per sf
- DESIGN FEATURES
Ample window glazing and minimum four skylights per unit
- PARKING
Ample parking
- ZONING
I2 Industrial
- DUE DILIGENCE
Environmental Report Available
- DELIVERY
Q2 2021



Opportunity

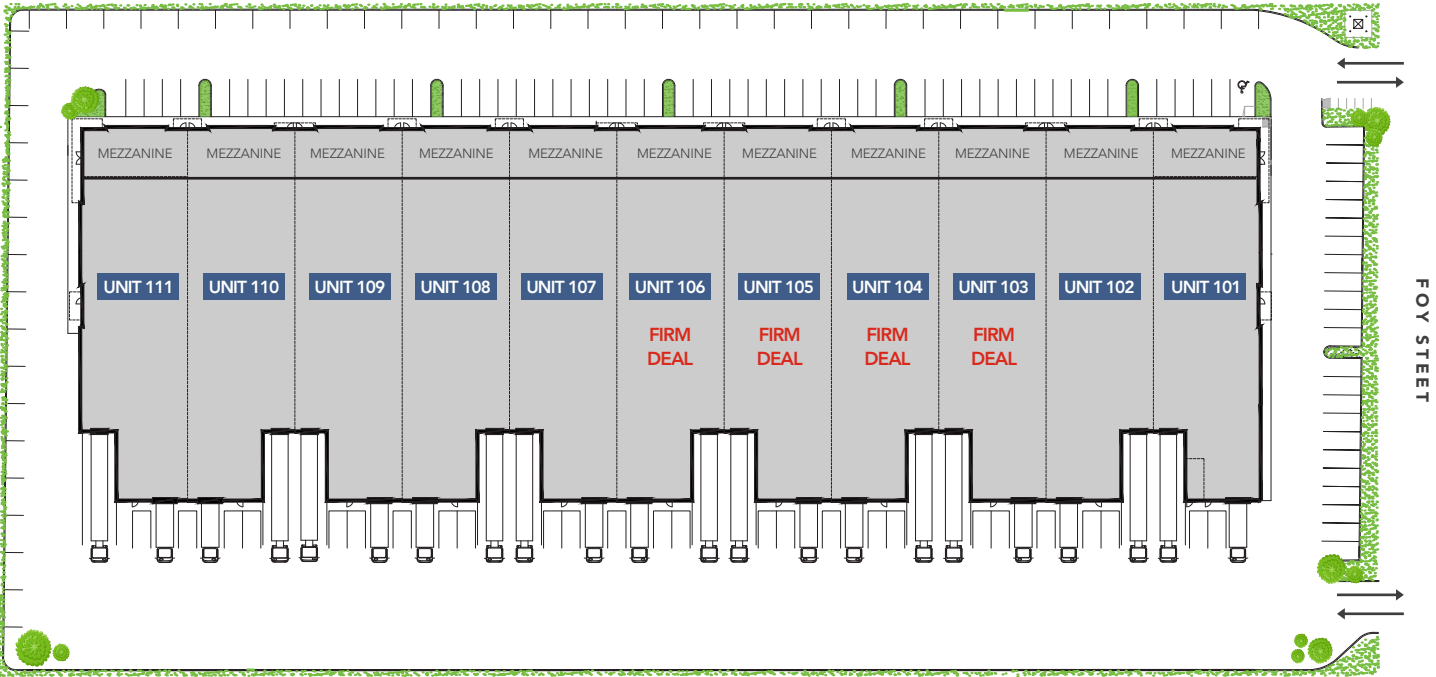
Avison Young is excited to present to the market, the newest industrial strata project in Abbotsford, BC: Foy Street Business Centre.

Offering 114,708 square feet of mid-bay warehouse space, with units starting at 9,652 square feet this project provides businesses the opportunity to reimagine their space for the long term. All units will offer pre-built mezzanine and corner units will benefit from extensive glazing for high quality, high exposure professional space. Warehouse units at Foy Street Business Centre allow users the opportunity to build their custom facility on a blank canvas.

Location

- » Situated in the heart of Abbotsford’s industrial node, close to an abundance of commercial amenities
- » Located immediately off Highway #1 at the Clearbrook Road exit
- » 5 minutes to the Abbotsford International Airport
- » 15 minutes to the US Border crossing
- » 60 minutes to the Vancouver International Airport

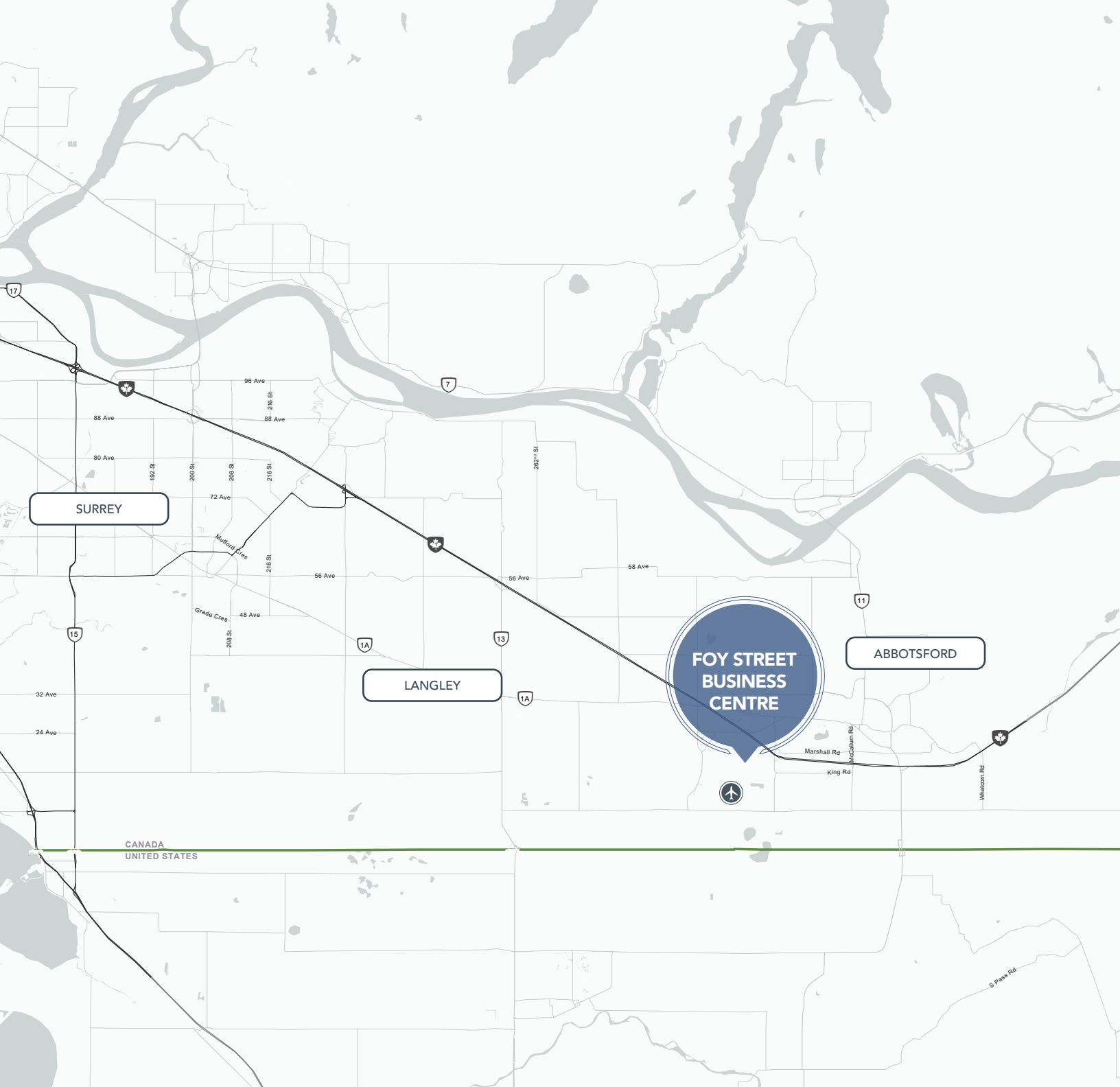
Building Plan



Pricing & Availability

Unit	101	102	103	104	105	106	107	108	109	110	111
Ground Floor	8,689 sf	8,770 sf	8,770 sf	8,770 sf	8,770 sf	8,770 sf	8,770 sf	8,770 sf	8,770 sf	8,770 sf	8,052 sf
Mezzanine	1,710 sf	1,747 sf	1,747 sf	1,747 sf	1,747 sf	1,747 sf	1,747 sf	1,747 sf	1,747 sf	1,747 sf	1,600 sf
Total	10,399 sf	10,517 sf	10,517 sf	10,517 sf	10,517 sf	10,517 sf	10,517 sf	10,517 sf	10,517 sf	10,517 sf	9,652 sf
Price /SF	-	-	-	-	-	-	\$285	\$285	\$285	-	-
Total Price	-	-	FIRM DEAL	FIRM DEAL	FIRM DEAL	FIRM DEAL	\$2,997,345	\$2,997,345	\$2,997,345	-	-

* Please contact listing team for pricing information
** Prices are subject to change without notice



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