



# Legacy Pacific Group of Companies



## Chilliwack Central Industrial Park Chilliwack, BC



**Description:**

This modern tilt-up concrete building is ideal for warehouse, distribution, light manufacturing and food processing uses.

Legacy Pacific Land Corporation is flexible when it comes to providing the right space to meet our clients' requirements. Units can be combined or divided to meet your current needs, with opportunities to expand as your business grows in the future. An additional 40,000 sq.ft. of new buildings can be constructed adjacent to the existing building to accommodate your needs.

There are a number of dock height and at-grade loading areas, with large access lanes for trucks. The site is paved and fenced and includes 2 acres of parking.

There are extensive floor drains and a full fire sprinkler system. The clear interior ceiling heights are 22 ft.

**Location:**

Chilliwack Central Industrial Park is located to the north of Highway #1 on Charles Street, off Chilliwack Central Road within easy reach of the Downtown area. Public transit is a 1/2 block away.

**Utilities:**

3-phase, 600V, power, ample parking, city water and sewer, high-speed internet access and cable TV. Rail access is available if required.

**87,798 sq. ft. of  
warehouse/  
distribution/  
manufacturing  
space including  
5,553 sq. ft. of 2nd  
Floor Office/Lab on  
4.2 acres, zoned M2  
Service Industrial**

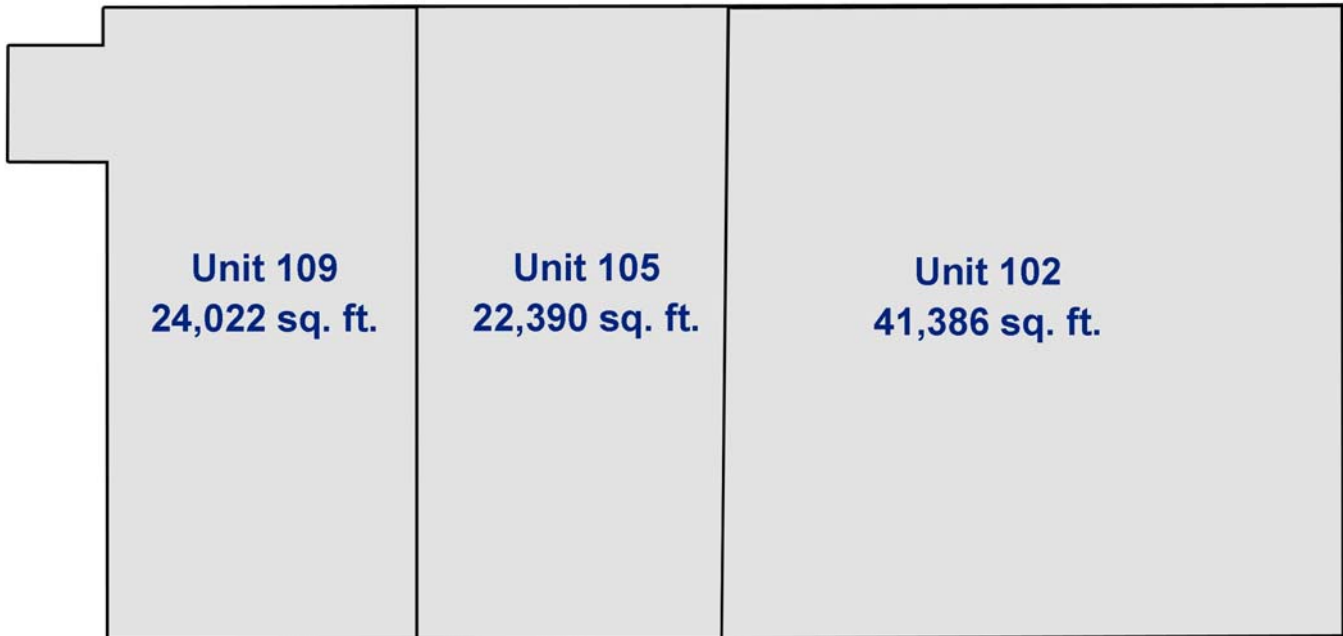
**Legacy Pacific Land Corporation  
has other properties available  
—ask for details—**

Stan Rogers, President  
Bill Woodley, VP Development  
Legacy Pacific Land Corporation  
Office Tel: 604-824-8733  
Toll Free: 1-866-534-2299

*Business Location  
Solutions*

Bob Plowright  
RE/MAX Bob Plowright Realty  
Office Tel: 604-858-7179  
Toll Free: 1-800-830-7175

## 8899 Charles Street, Chilliwack Central Industrial Park



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Chilliwack, BC V2R 5M3  
Office: 604-824-8733  
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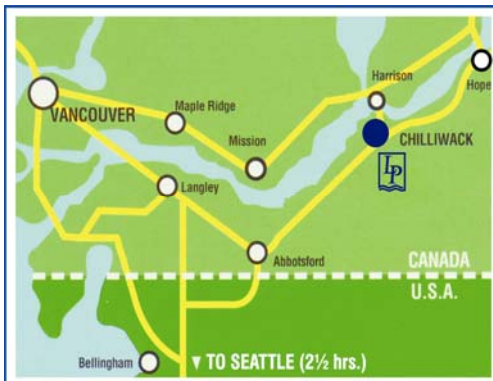


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**C**hilliwack is the location choice for your business. Outstanding schools, extensive shopping, quality medical facilities, new indoor and outdoor leisure facilities, along with our mountains, rivers, lakes, parks and numerous golf courses provide outstanding lifestyle and recreational opportunities. The City is recognized for its superior quality drinking water, further contributing to our healthy lifestyle.

Chilliwack offers direct access to all national and international markets. Our transportation network includes the Trans-Canada Highway with direct access to Vancouver, a 24-hour US Border crossing and the Port of Vancouver. The City is an important rail interchange. Chilliwack is 20 minutes from Abbotsford International Airport and 100 km from Vancouver International Airport.



Chilliwack is recognized for having one of the lowest costs of living in North America. Our lease rates are usually much lower than similar space elsewhere in the Lower Mainland. Our debt free city offers the lowest industrial property tax rate. Setting up a business here is simple, and the City has even won awards for streamlining business approvals. Doing business in Chilliwack is straightforward and inexpensive.

Always a growth oriented community; Chilliwack has sustained population growth every single year for over 100 years. In recent years, Chilliwack has been one of the fastest growing communities in Canada. This community always welcomes new business and encourages economic development.

The City of Chilliwack is OPEN FOR BUSINESS. Call the Mayor at 604-793-2900 or the Chilliwack Economic Partners Corporation (CEPCO) at 604-792-7839 for more information.

**With prime industrial and commercial properties within Chilliwack, Legacy Pacific Land Corporation is the location solution for your business**

Come and see the beauty and amenities that Chilliwack has to offer and make this community your business location.