



Legacy Pacific Group of Companies



Legacy Pacific Industrial Park Chilliwack, BC



Description:

Legacy Pacific Industrial Park is designed for a wide range of uses, from general manufacturing through retail and office, including a recently constructed retail/office/warehouse building.

Legacy Pacific Land Corporation is flexible when it comes to providing the right space to meet our clients' requirements. Units can be configured to meet your current needs, with opportunities to expand as your business grows in the future.

Over 280,000 sq.ft. of industrial, warehouse, distribution, public freezer, and office space in a 38+ acre, and growing, Industrial Park, zoned M3 and CSM



The Industrial Park offers both dock-height and at-grade loading areas, and ample parking. Clear ceiling heights for industrial space range from 16 ft. to 27 ft. Most buildings are fully sprinklered.

An on-site café offers catering services and all local amenities are within easy reach. A Southern Railway of B.C. spur, on site, is available for all tenants.

Legacy Pacific Industrial Park also has parcels of land available, which can be developed to suit your specific needs.

Location:

To reach Legacy Pacific Industrial Park, take the Lickman Road exit from Highway #1 south to South Sumas Road and turn left, go ½ mile, just past the railway tracks and turn right.

Utilities:

Highly reliable heavy 3-phase power and natural gas in large quantities, high-speed internet access, telephone, cable, city water and sewer. A 24-hour digital video surveillance system and security gates are installed throughout the Industrial Park.



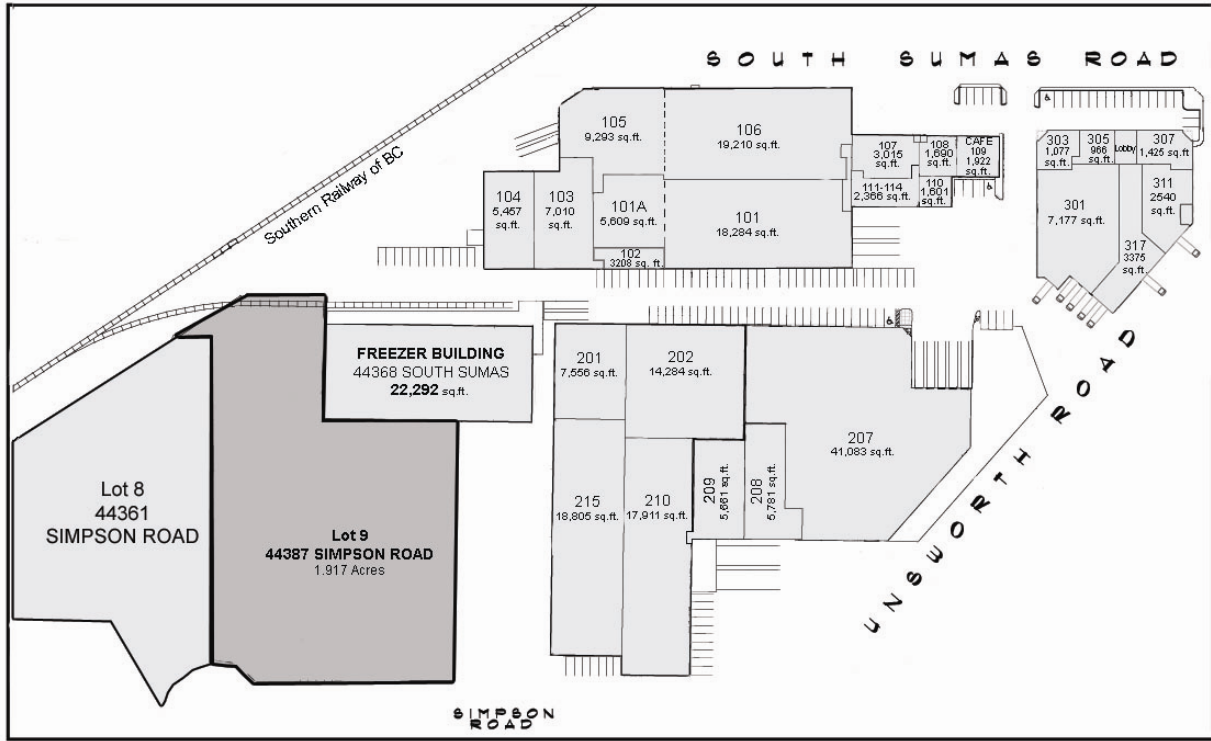
**Legacy Pacific Land Corporation
has other properties available
—ask for details—**

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

Legacy Pacific Industrial Park



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Chilliwack, BC V2R 5M3
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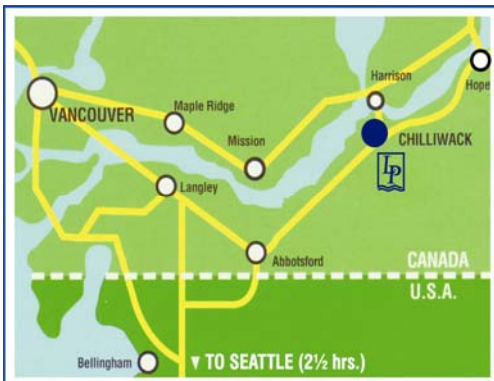


RE/MAX Bob Plowright Realty
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Stan Rogers: 604-835-7888 ♦ Bill Woodley: 604-834-7838

Chilliwack 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 at www.gov.chilliwack.bc.ca. Call the Mayor at 604-793-2900 or the Chilliwack Economic Partners Corporation (CEPCO) at www.chilliwackpartners.com or 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.