



UNIT 120

1873 FORGE PLACE

Abbotsford, BC

WAREHOUSE SPACE FOR SUBLEASE

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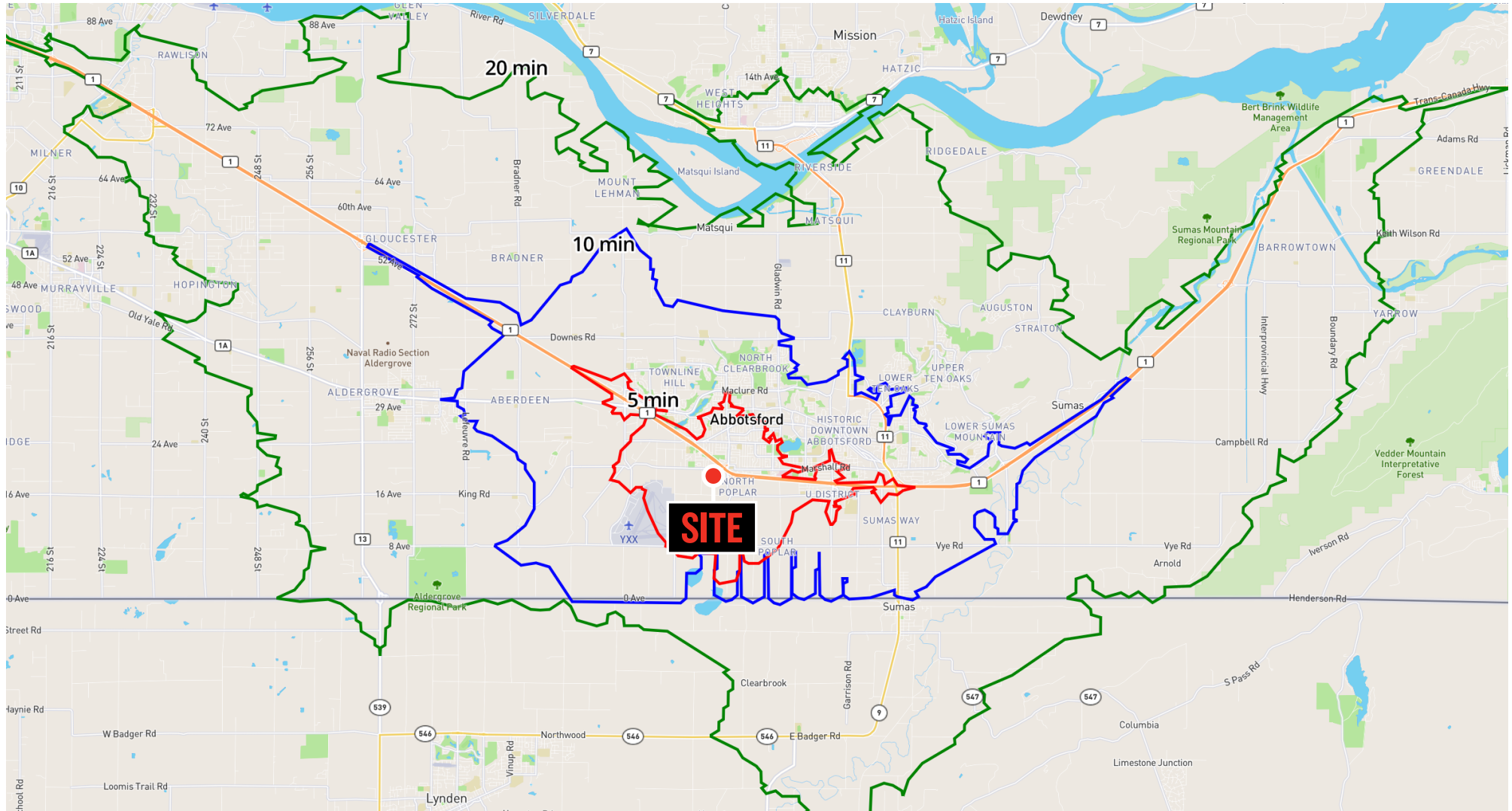
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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

REGIONAL MAP

1873 Forge Place offers quick access to Highway 1 and regional transportation routes, seamlessly linking the Fraser Valley, Metro Vancouver, and beyond. It is also a 5-minute drive from Abbotsford International Airport and a 10-minute drive from the Sumas US Border Crossing.



LOCAL AERIAL

Forge Place is immediately adjacent to the Clearbrook Road interchange at Highway 1, with numerous amenities and other industrial users in the neighborhood.



DETAILS

- ✦ Size: Unit 120: 29,773 SF
- ✦ Base Rent & Additional Rent: Contact Listing Agent
- ✦ Sublease Rate: \$16.00 PSF NNN
- ✦ Expiry: June 30, 2028
- ✦ Eight (8) 9' x 10' dock loading doors with 40,000 lb hydraulic levellers & bumpers
- ✦ Four (4) 14' x 16' drive in doors
- ✦ 32' ceiling heights with a 37' x 57' column grid
- ✦ 600V electrical service
- ✦ Improved with lunchroom and washroom

AREA TENANTS

Tim Hortons

Ricky's

Triple O's
BURGERS

VEERJI'S
HAWELI

Esso

Chevron

PETRO-CANADA

Shell

DEMOGRAPHICS

DRIVE TIME	5 MIN	7 MIN	12 MIN
2024 Population	27,857	73,345	149,430
2029 Populations Projections	30,627	78,572	161,952
2024 Average HH Income	\$103,439	\$103,972	\$117,217
2024 Daytime Population	30,736	82,822	145,148

CONTACT

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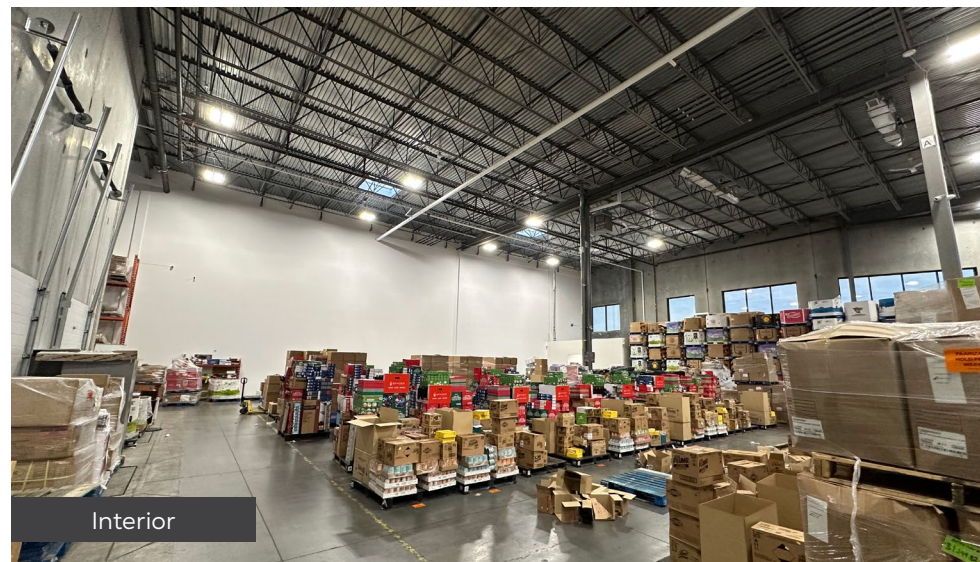
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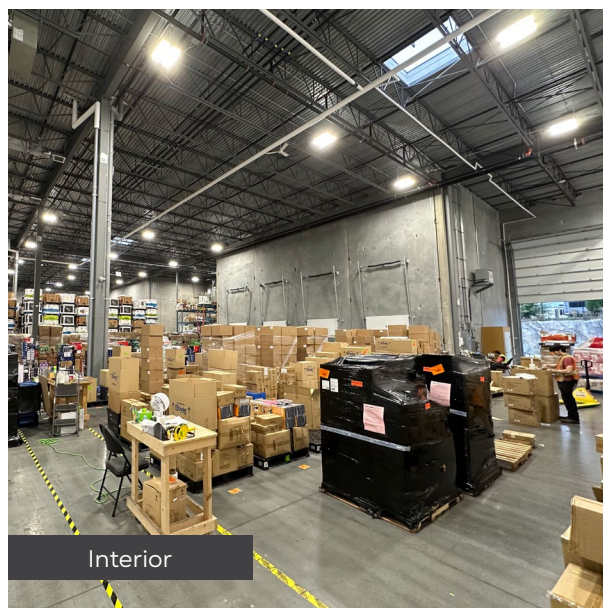
PHOTOS



Rear Loading



Interior



Interior



Lunchroom



Vestibule