



UNIT 120

# 1873 FORGE PLACE

Abbotsford, BC

WAREHOUSE SPACE FOR SUBLEASE

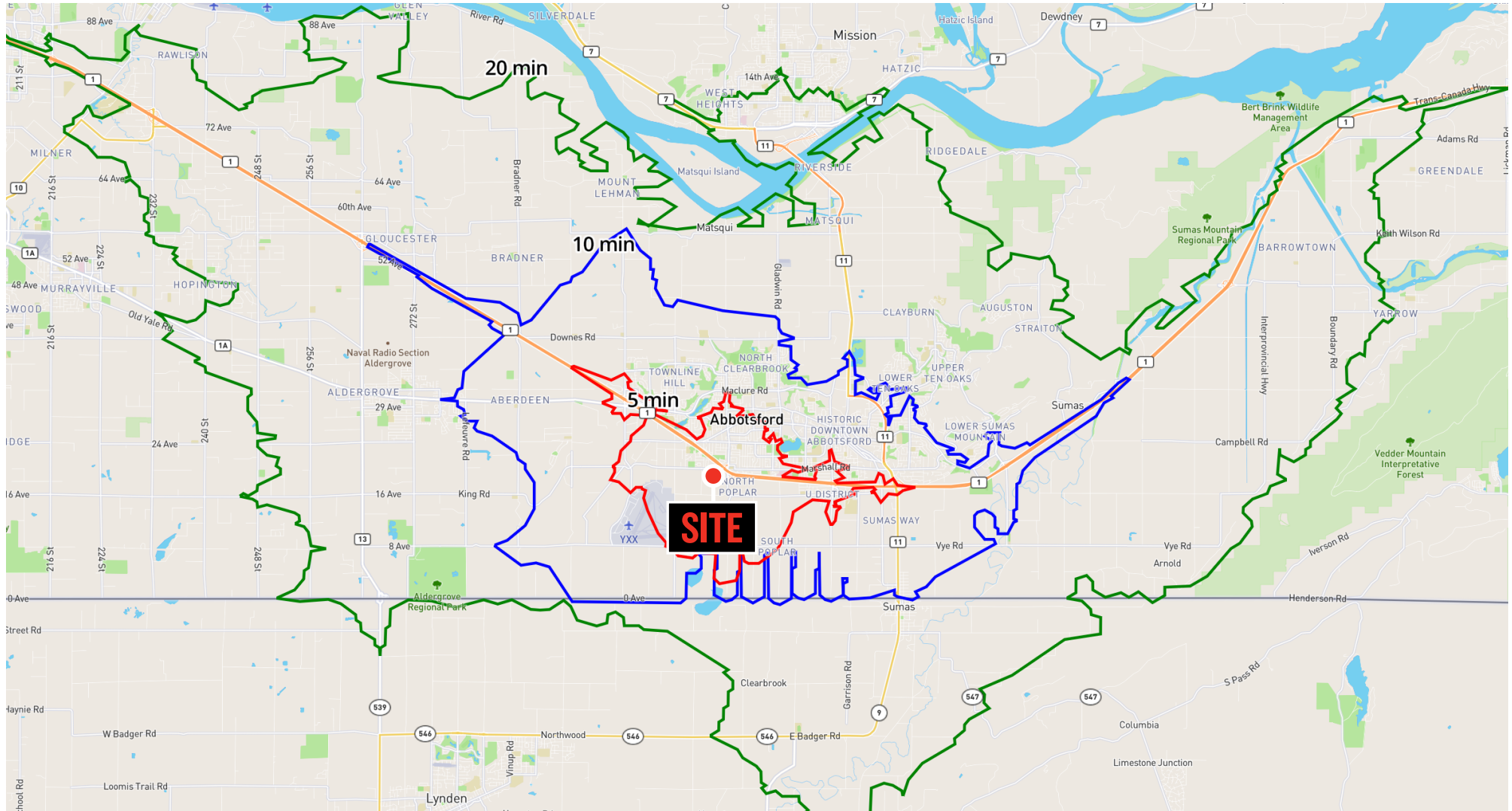
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# REGIONAL MAP

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
- 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



## 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

NICK FISHER

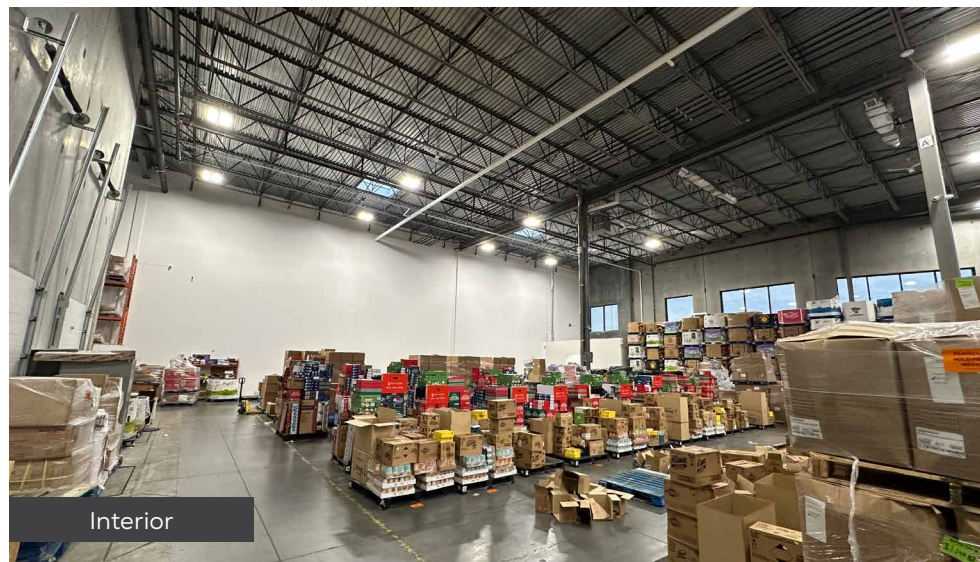
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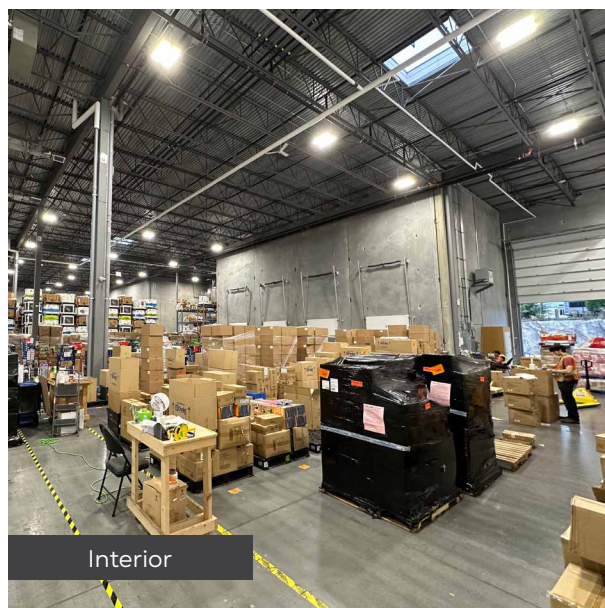
# PHOTOS



Rear Loading



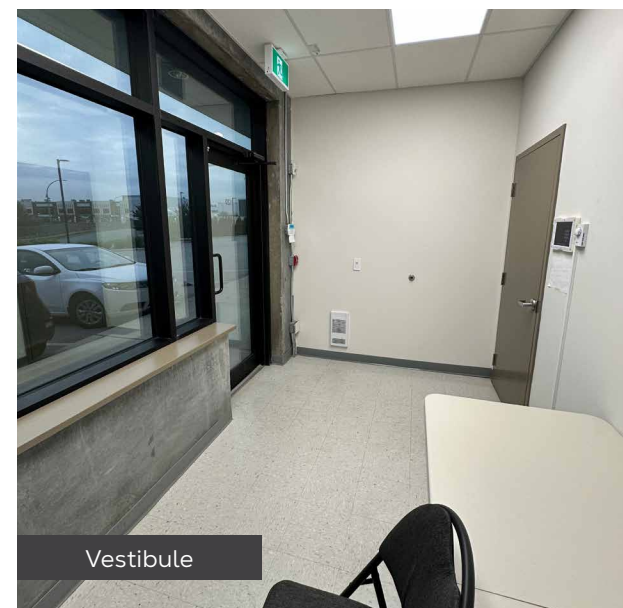
Interior



Interior



Lunchroom



Vestibule