

FRASER · ELLIOTT  
COMMERCIAL

42255 & 42194 Arnold Road,  
Chilliwack, BC

For Sale

Unparalleled 43.3  
Acre Industrial Land  
Opportunity in  
Chilliwack



604.728.2845

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[www.fraserelliott.com](http://www.fraserelliott.com)

## OPPORTUNITY

Rare, well positioned 43.3-acre industrial opportunity consisting of two parcels in a highly sought after Chilliwack submarket.

Parcel 1 is 12.88 acres of freehold, heavy industrial land with four short-term tenants. Parcel 1 is zoned M4 (Heavy Industrial) with an OCP designation for general industrial allowing for a wide variety of manufacturing, warehousing and heavy industrial uses. Parcel 1 provides the sole road access to Parcel 2.

Parcel 2 is 30.45 acres of land leased from the Crown. The Crown lease also includes a 38.5-acre adjacent water lot. Parcel 2 is subletted to a sawmill, concrete plant and log sort generating a substantial annual net income. There are currently 23 years remaining on the Crown lease for Parcel 2. Parcel 2 may be acquired (subject to the lease) in accordance with the Crown's land disposition policy. Please inquire for further details re: this potential outcome.

Parcel 1 and Parcel 2 are conveniently located in close proximity to Trans Canada Highway and major thoroughfares. Parcel 2 boasts expansive Fraser River frontage/access for a wide variety of potential future applications. Exceptional development potential for end users, strata tilt up development and built to suit arrangements in this rapidly growing submarket. Please inquire for additional details re: this rarely available industrial opportunity in Chilliwack.



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# SITE OVERVIEW



Parcel 2

Parcel 1

Road Access to Parcel 2

# PARCEL 1 - SALIENT FACTS

**Address:**

42255 Arnold Road, Chilliwack, BC

**PID:**

027-592-197

**Title:**

Freehold

**Land Size:**

12.88 Acres

**Community Plan:**

General Industrial

**Current Zoning:**

M4, Heavy Industrial

**Improvements:**

- 3,000 SF shop with two (2) grade loading doors and a 3,300 SF office building. 13' clear in shop. 240 V/120 Amp 3-phase electrical
- 10,000 SF warehouse with six (6) grade loading doors and one (1) 5 ton crane. 29' clear in warehouse. 480 V/400 Amp 3-phase electrical
- Small office and washroom
- Concrete batch plant
- Office trailers, maintenance workshop with overhead crane

**Tenancy:**

Currently leased, generating substantial annual income



Please inquire for further details

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## PARCEL 2 - SALIENT FACTS

### Address:

42194 Arnold Road, Chilliwack, BC

### Land Size:

30.45 acres

### Water:

38.5 acres

### Title:

Crown Leasehold

### Term:

2046 (23 years remaining)

### Zoning:

RS-WLA (89%) and RS-2 (11%) permitting agriculture and resource (logging) use. (Surrounding sites are M4, Heavy Industrial)

### Improvements:

Cant Mill & 5,000 SF Quonset

### Use:

Waterfront heavy industrial - log sorting/cant mill

### Tenancy:

Currently subletted generating substantial annual income

Please inquire for further details



\* Lot lines are approximate and must be verified by purchaser

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HIGHWAY 1

INDUSTRIAL WAY

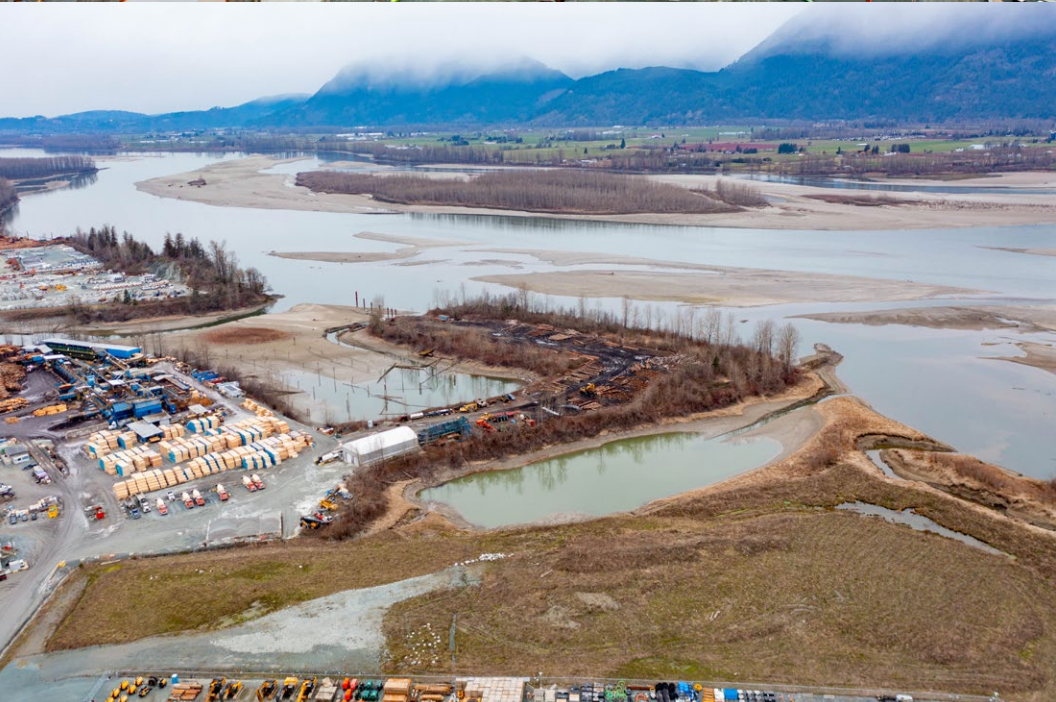
ARNOLD ROAD

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