



# FOR LEASE

## prime commercial highway site

33527 - 33585 HAWTHORNE AVENUE | ABBOTSFORD, BC

Located on Highway 1 and the McCallum Road off ramp

Over 80,000 cars per day combined

Across from the new Cabela's

CD zoning\* allows for wide variety of uses

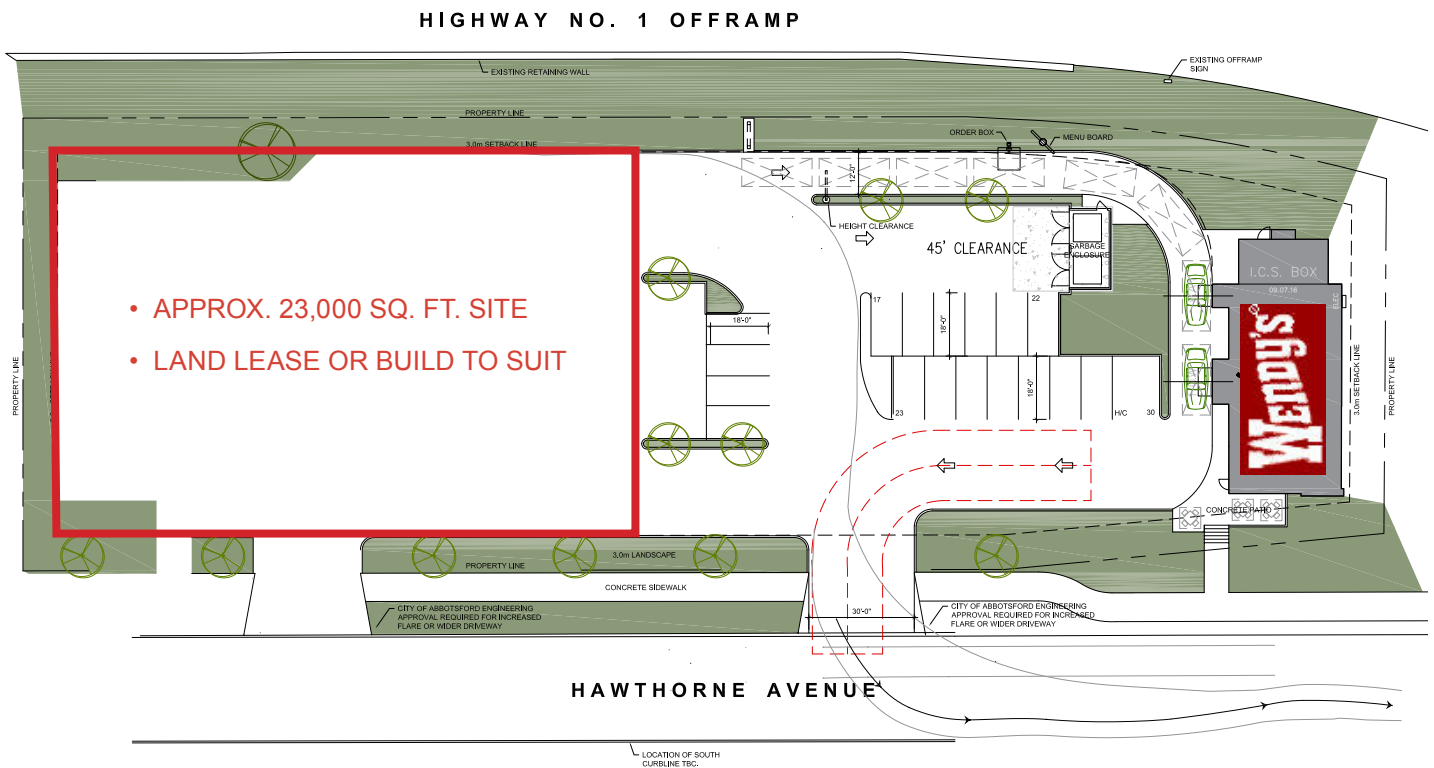
### ENQUIRIES

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**33527 - 33585**  
**HAWTHORNE AVENUE**  
 ABBOTSFORD BC

LOCATED on the eastbound  
 highway #1 off ramp with  
 excellent highway exposure



- APPROX. 23,000 SQ. FT. SITE
- LAND LEASE OR BUILD TO SUIT

## PROPERTY & LOCATION FEATURES

- > Prime highway commercial site with easy access from Highway #1 and McCallum Road
- > Traffic circle interchange provides excellent 4 directional access and egress
- > Land lease of approx. 23,000 sq. ft. site or build-to- suit freestanding building
- > Central Abbotsford location, with the area becoming a major retail node
- > Located across the Highway from the new Cabela's
- > Directly across from the Park n Ride
- > 3 blocks from the Abbotsford Sports Center
- > 4 blocks from the University of the Fraser Valley

\*Tenant is responsible for verifying allowed uses as per the zoning

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