

FOR SALE



43775 Industrial Way &
7923 Logan Drive

604-817-7338

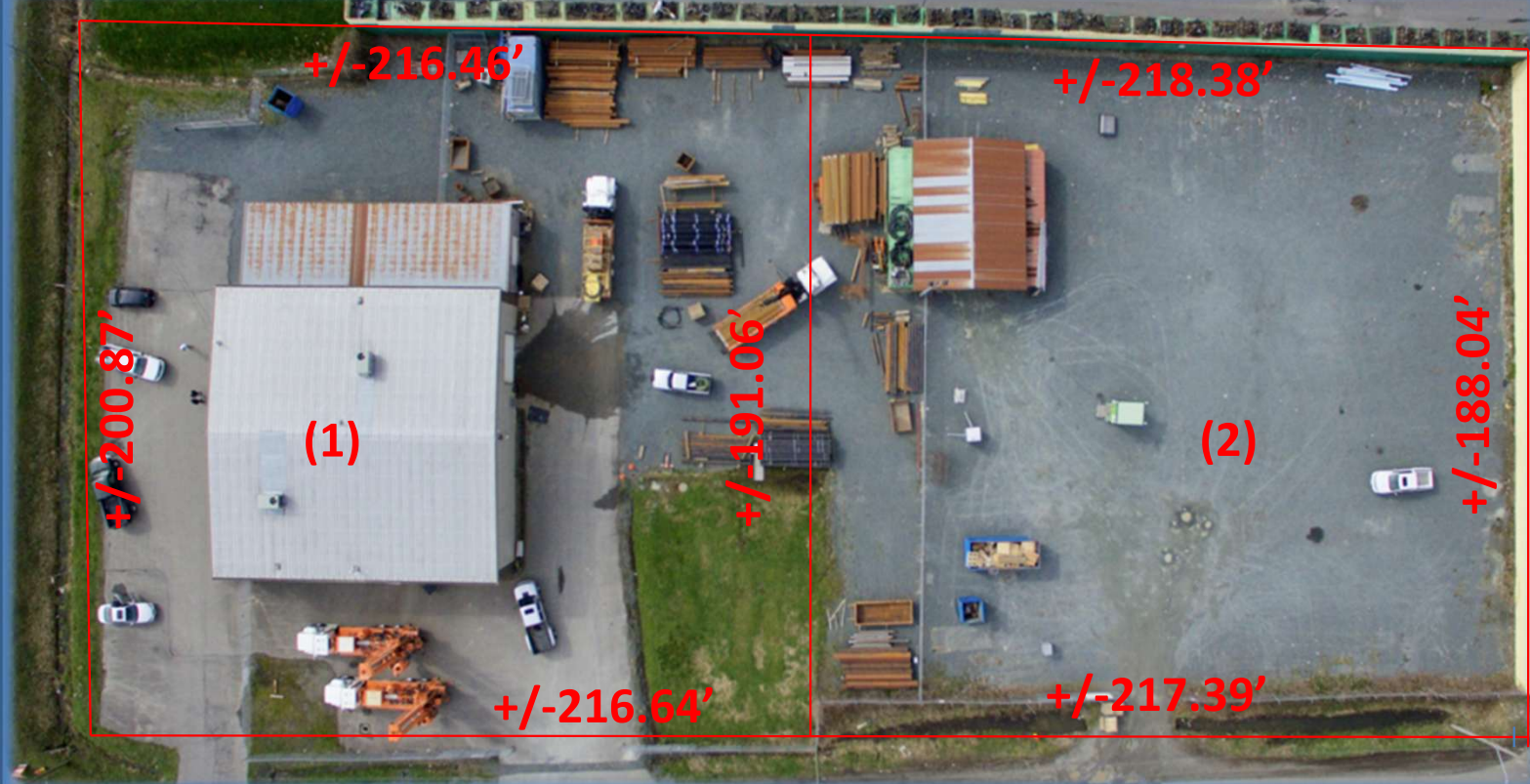
info@donmunrorealestate.com

www.donmunrorealestate.com

DM

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Real Estate Corporation





Address: 43775 Industrial Way (1) & 7923 Logan Drive (2)

Legal: LOT 22 DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT
 PLAN 58514 (1)
 LOT 23 DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT
 PLAN 58514 (2)

PID: 005-697-085 (1) & 005-697-107 (2)

Size: 0.97 Acres (1) & 0.94 Acres (2)

Building: 9,809 Sq. Ft.

Zoning: M3 –General Industrial Zone

Lease: \$25,000.00/mo (1) & \$12,500.00/mo (2)

Taxes: \$47,941.45 (1) & \$28,389.27 (2)

PRICE: **\$11,000,000.00**



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ABOUT CHILLIWACK

Chilliwack is a fast-growing city in the eastern Fraser Valley of British Columbia, known for its blend of rich farmland, mountain scenery, and expanding industry. Framed by the Coast and Cascade mountain ranges and set along the Fraser River, Chilliwack has long been one of the province's key agricultural hubs, producing dairy, poultry, corn, and greenhouse crops that supply markets across Western Canada.

In recent years, the city has also strengthened its **industrial base**, particularly in food processing, advanced manufacturing, and distribution, thanks to strategic access to the Trans-Canada Highway, rail links, and proximity to U.S. border crossings.

Recent Industrial Growth

Red Bull's North American ingredient facility — The global beverage company chose Chilliwack for its *first premix ingredient plant outside Austria*, slated to be a major new 185,000 sq ft industrial operation that will support energy drink production and bring skilled jobs to the region.

Trouw Nutrition's new mill — This global livestock feed producer opened its *largest North American mill* in Chilliwack, a multi-million-dollar facility focused on modern, efficient feed processing.

Rogers Foods expansion — The long-standing flour mill expanded its footprint and production capacity in Chilliwack, reflecting ongoing investment in food manufacturing.

FabTech Design and Build Ltd. — A local industrial manufacturer advancing custom prefabricated wall packages is scaling up production and expanding jobs with provincial support.

Delta Irrigation's strategic partnership — Chilliwack-based Delta Irrigation is teaming up with tech partner West Coast Robotics to integrate advanced irrigation and automation solutions for agriculture and dairy sectors, showing diversification in tech-driven industrial services.

Uncle Wiener's Wholesale — A new warehouse business focused on tools, equipment, and home goods plans to open a hub in Chilliwack, diversifying local industrial and distribution activities.

Industrial areas like Progress Way, Vedder Corridor, and the Food & Beverage Processing Park continue to attract manufacturers, processors, and logistics firms seeking reliable infrastructure and access to regional markets. With this mix of food and beverage producers, advanced manufacturing, and distribution operations, Chilliwack is positioning itself as both an agricultural powerhouse and an emerging **industrial and commercial hub** in British Columbia.



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Trans Canada Highway

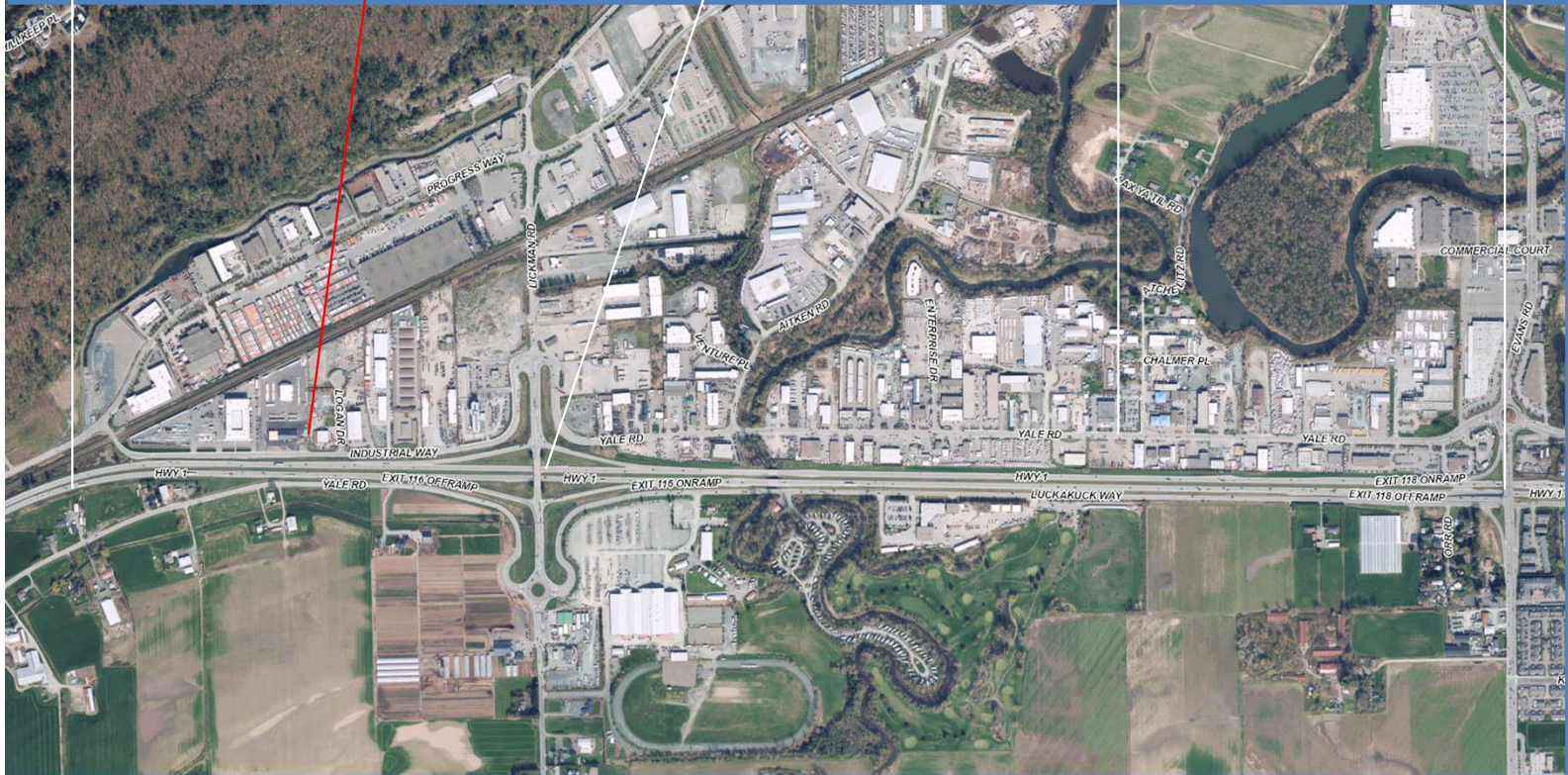
Subject Property



Lickman Road Exchange

Yale Road

Evans Road Exchange



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