

FOR SALE



8115 Aitken Road

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Don Munro Personal
Real Estate Corporation





Legal: LOT 3 DISTRICT LOT 269 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP9869

PID: 018-197-043

Taxes: \$19,445.74 (2026)

Lot Size: 22,283.49 Sq. Ft. or 0.498 Acres

Zoning: M2 – Service Industrial

PRICE: \$2,250,000.00



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Prime Multi-Tenant Industrial Investment

An outstanding opportunity to acquire a fully leased industrial investment in one of Chilliwack's most desirable industrial corridors. Situated just minutes from the Lickman Road interchange, this **6,507 sq. ft. warehouse** offers exceptional accessibility to Highway 1, making it ideal for businesses requiring efficient transportation and logistics.

The building features **8 grade-loading bays**, an approximately **862 sq. ft. residential suite**, and is fully occupied by multiple tenants, providing diversified income with shared on-site parking. Zoned **Service Industrial**, the property accommodates a wide range of industrial and service commercial uses, adding long-term flexibility and value.

Located within the Fraser Valley's high-demand logistics corridor, this is a rare opportunity for investors seeking stable cash flow and strong future growth potential in a strategic industrial location.



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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 multimillion-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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Subject Property

Lickman Road

Yale Road

Trans Canada Highway



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