

FOR SALE



# PROGRESS WAY INDUSTRIAL PARK

LICKMAN ROAD & HIGHWAY #1 CHILLIWACK, BC



**PW** PROGRESSWAY  
INDUSTRIAL PARK

- ⌘ Progress Way Industrial Park offers up to 55 acres of serviced and zoned lots contiguous from 1 acre - 21.60 acres.
- ⌘ Build to suit packages available on a sale or lease basis.
- ⌘ Design guidelines have been implemented to ensure a quality image and consistent building scheme is adhered to throughout the development.

FOR MORE  
INFORMATION  
PLEASE CONTACT

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**CBRE**



# PROGRESS WAY INDUSTRIAL PARK

## LICKMAN ROAD & HIGHWAY #1 CHILLIWACK, BC

### THE OPPORTUNITY

Progress Way Industrial Park is a strategically located industrial business park adjacent to the Trans Canada Highway, just west of Chilliwack, British Columbia. This location allows excellent access to all areas of the Lower Mainland, as well as the Canada/USA border and the British Columbia Interior.

### FLEXIBLE LOT SIZE

Progress Way offers over 55 acres, with available lot configurations ranging in size from 1 to 20 acres.

### BUILD-TO-SUIT

Our build-to-suit sale or lease packages provide ultimate flexibility. We will build your business with a custom designed facility that meets your specific operational requirements.

### ZONING

Lots are zoned CD-14 (Comprehensive Development) or M4 (Heavy Industrial) allowing for a wide range of industrial and commercial uses.

### DESIGN GUIDELINES

Progress Way Industrial Park has design guidelines as per the City of Chilliwack Municipal Development Department's specifications. These guidelines will ensure that a consistent image and building scheme is adhered to throughout the development.

### SERVICING

All lots are fully serviced; underground electricity, natural gas, high speed internet service, sanitary sewer, storm sewer, telephone service and city water are available at the lot line.

**Come join the growing list of companies that have recently located in Chilliwack:**



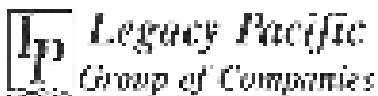


## AVAILABLE LOTS

Address	Acres	Net Useable Acres	Offered Price	Add Value of Onsite Compacted Gravel	Zoning
44037	3.51	3.51	\$2,300,000	\$105,771	CD-14
44137	7.16	6.70	\$4,100,000	\$202,476	CD-14
44217	3.01	2.65	\$1,525,000	N/A	CD-14
44356	6.20	6.20	\$3,600,000	\$280,596	M-4
44046	5.36	5.36	\$3,500,000	\$649,132	CD-14
44088	1.95	1.95	\$1,200,000	\$235,718	CD-14
44128	4.37	4.37	\$2,625,000	\$528,251	CD-14
44158	8.59	6.52	\$4,000,000	\$788,146	CD-14
44250	11.16	8.96	\$5,200,000	N/A	CD-14
44316	4.97	4.97	\$2,700,000	N/A	CD-14
44394	2.49	2.49	\$1,450,000	\$112,873	M-4
8434 CHWK MT. RD.	.99	.99	\$695,000	N/A	CD-14
8480 CHWK MT. RD.	.99	.99	\$695,000	N/A	CD-14

Prices subject to change without notice.

## ABOUT THE DEVELOPER



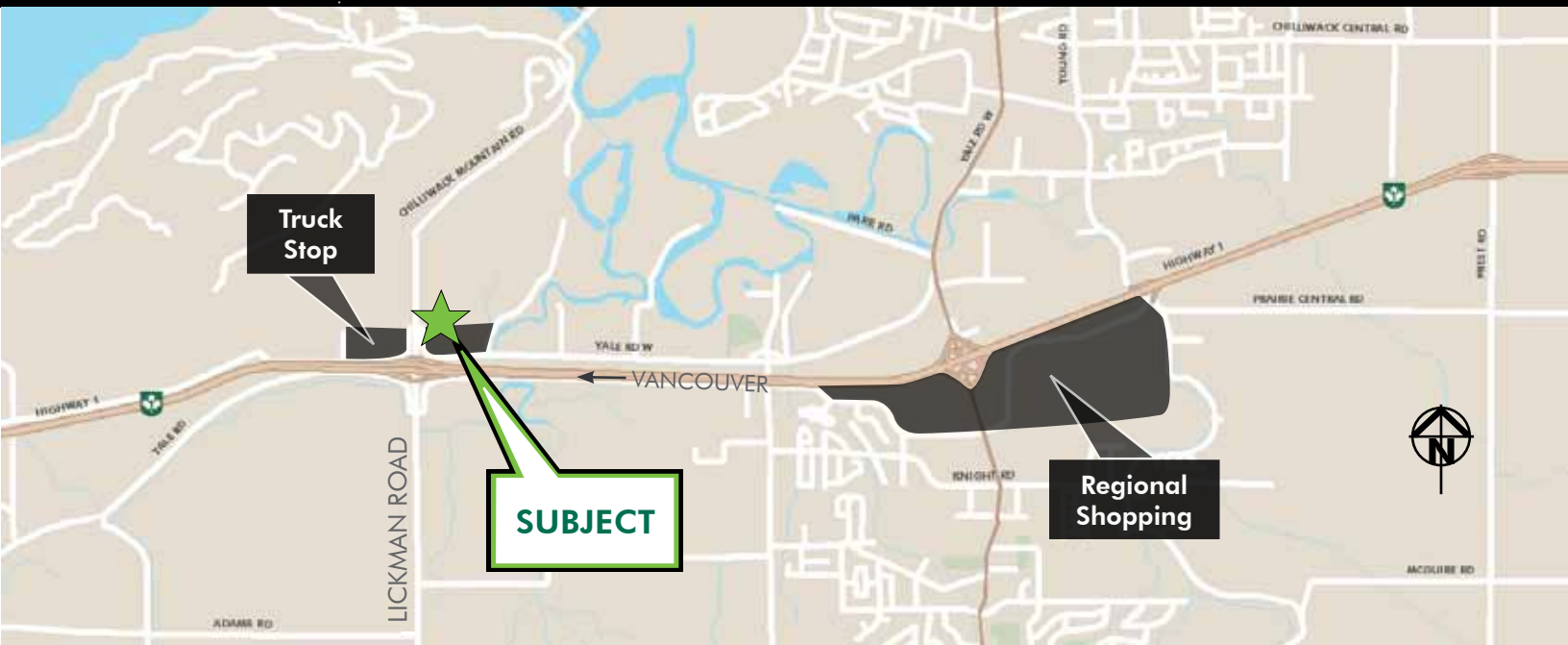
Progress Way Industrial Park is another quality development brought to you by Legacy Pacific Group of Companies. Chilliwack's Rogers Family, owner and operator of Legacy Pacific, maintain a superior track record throughout the community for quality industrial commercial developments.

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LICKMAN ROAD & HIGHWAY #1 CHILLIWACK, BC



## Chilliwack, BC Offers Business a World of Advantages

When people talk about "Beautiful British Columbia," they might as well be talking about Chilliwack, BC. Chilliwack is nestled in a wide, fertile river valley surrounded by endless mountains, miles of crystal clear lakes, and acres of untamed wilderness. It is quite literally one of the most extraordinary areas of the planet.

As part of the Greater Vancouver/Lower Mainland Economic Region, Chilliwack enjoys some of the same benefits as Vancouver: Canada's low cost dollar, mild temperatures of the Southwest Coast, proximity to major markets (such as the Pacific Rim), and easy access to the United States. Even with all of these benefits, Chilliwack has more to offer: low labour costs, low energy costs, low land costs, and generally a much lower cost of living. In fact, Chilliwack's general living expenses are about 35 percent less than Vancouver - housing, for example, can be as much as 50 percent less!

All of these benefits, combined with a progressive and proactive economic development initiative, make the City of Chilliwack an attractive destination for residents, businesses and tourists. Lower Mainland residents are moving eastward to take advantage of some of the lower land costs. Chilliwack's population (estimated at 81,000 people (2006 Census)) is growing by a steady 2 percent each year. The number of skilled and qualified workers is increasing. And major corporations, like Stream (a customer call centre serving the high technology industry), are discovering that there are significant advantages to locating in Chilliwack. Chilliwack is destined for long-term growth and stability.



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