

FOR SALE

7985 LICKMAN ROAD

CHILLIWACK, BC

**8.15 Acres of Industrial Development Land
Located Alongside the Trans-Canada Highway**



CBRE

THE OFFERING

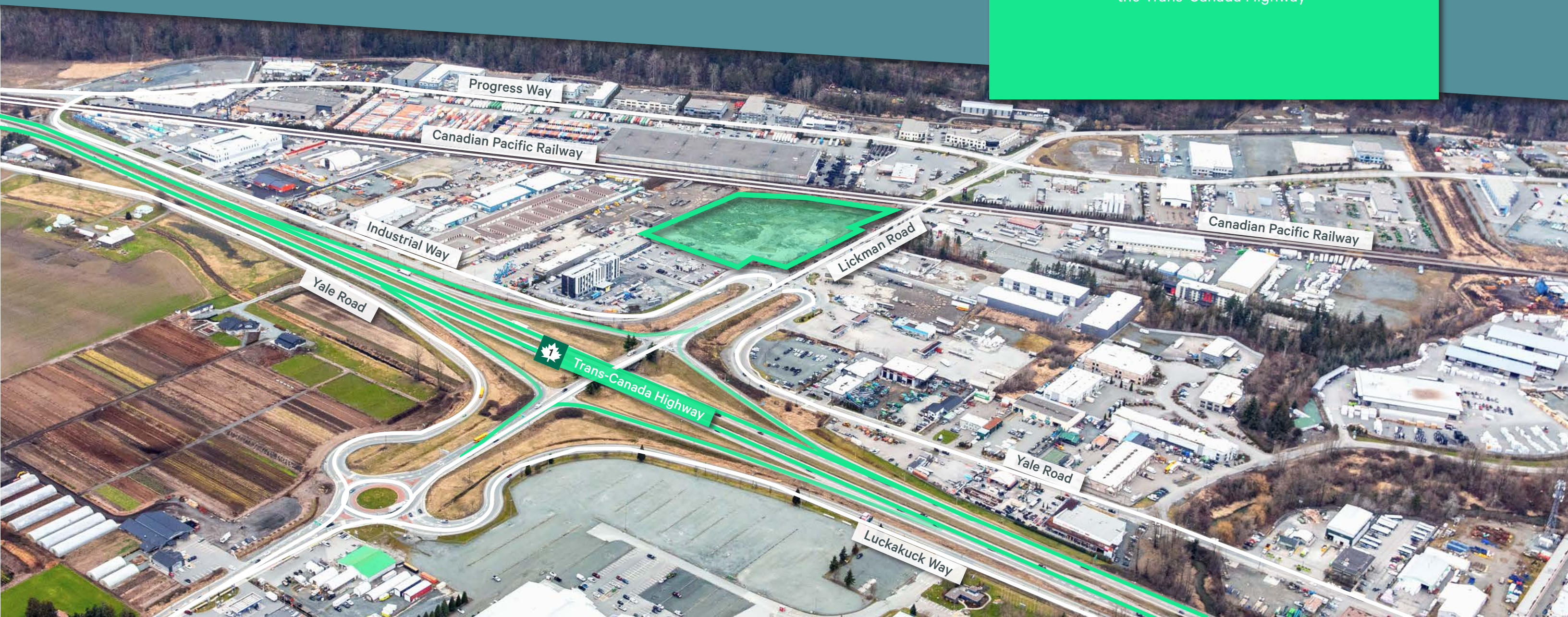
CBRE Limited is pleased to present the rare opportunity to acquire high-exposure, shovel ready industrial development land located in Chilliwack, BC — recognized as the eastern gateway to the Fraser Valley.

The site is strategically located at 7985 Lickman Road (the “Property”), adjacent to the Trans-Canada Highway (Highway 1) and the newly completed Fraser Gateway Centre.

The Property presents industrial development land of 8.15 acres (355,014 SF) centrally located in Chilliwack’s commercial and industrial hub. Its location at the Lickman Road and Highway 1 Interchange offers excellent connectivity and visibility to Canada’s most vital transportation artery.

OPPORTUNITY HIGHLIGHTS

- + Significant location advantage for local and multi-national businesses due to its proximity to the Trans-Canada Highway and the Sumas-Huntingdon Border Crossing
- + High visibility and exposure to the Trans-Canada Highway



PROPERTY OVERVIEW

CIVIC & LEGAL ADDRESS

7985 Lickman Road, Chilliwack, BC
PID: 003-473-384
LOT 1, PLAN NWP71274, DISTRICT LOT
72, GROUP 2, NEW WESTMINSTER LAND
DISTRICT

SITE SIZE

8.15 acres (355,014 SF)

ZONING

M3 (General Industrial)

GROSS TAXES (2025)

\$208,521.91

SITE COVERAGE

Up to 60% of lot area allowed
for open storage

NEW ASKING PRICE
\$27,547,000



ZONING

M3 (GENERAL INDUSTRIAL) ZONING

The Property is currently designated under M3 (General Industrial) zoning which allows for the permitted uses including the following:

PRINCIPAL USES

- 01

Food Processing
- 02

General Manufacturing
- 03

Light Manufacturing
- 04

Research and Development Laboratory
- 05

Warehousing

ANCILLARY USES

- 01

Accessory Dwelling Unit
- 02

Accessory Home Occupation
- 03

Accessory Office and Sales
- 04

Convenience Commercial
- 05

Off-Street Loading
- 06

Off-Street Parking
- 07

Open Storage

LOT COVERAGE

Open storage(s) shall not cover more than 60% of the lot area.

Note: For full zoning description, please refer to the City of Chilliwack’s “Zoning Bylaw 2020, No. 5000”.

NEIGHBOURING DEVELOPMENT



FAIRFIELD INN & SUITES AND TOWNEPLACE SUITES BY MARRIOTT HOTEL

The newly completed dual-branded Marriott hotel, developed by Denciti and built and operated by P.R. Hotels and Meridian Development, officially opened in Summer 2025. This development is the largest hotel in Chilliwack and marks the first Marriott property located in the Fraser Valley and the only Marriott location between Kelowna and Metro Vancouver.

The hotel development is located immediately south of the Property, just north of the Lickman Road and Trans-Canada Highway interchange in Chilliwack, and is part of a larger mixed-use commercial development including other businesses, such as Canco, Tim Hortons, Angry Otter Liquor, Fresh Slice, and Firehouse Subs.

This development is set to provide new opportunities for business growth and employment in the Chilliwack region.



**FAIRFIELD INN & SUITES AND
TOWNEPLACE SUITES BY MARRIOTT**
43971 Industrial Way, Chilliwack, BC

CONCEPTUAL SITE PLANS



NOTE: BUILDING PERMIT PENDING.

CONCEPT #1 - MULTI-UNIT INDUSTRIAL BUILDINGS

SITE AREA
8.15 acres (335,014 SF)

BUILDING AREA
160,365 SF

SITE COVERAGE
36%

PARKING STALLS
192 provided

TOTAL FSR
0.45

LOADING BAYS
16 dock, 26 grade

CONCEPTUAL SITE PLANS



CONCEPT #2 - MAXIMUM FOOTPRINT INDUSTRIAL BUILDING

SITE AREA

8.15 acres (335,014 SF)

SITE COVERAGE

53%

TOTAL FSR

0.53

BUILDING AREA

186,011 SF

PARKING STALLS

125 provided

LOADING BAYS

13 dock

CONCEPT #3 - INDUSTRIAL BUILDING WITH OUTDOOR STORAGE

SITE AREA

8.15 acres (335,014 SF)

SITE COVERAGE

16.7%

TOTAL FSR

0.23

BUILDING AREA

82,804 SF

PARKING STALLS

95 provided

LOADING BAYS

4 dock

FOR SALE

7985 LICKMAN ROAD

CHILLIWACK, BC

COQUITLAM

PITT
MEADOWS

MAPLE
RIDGE

MISSION

LANGLEY

ALDERGROVE

ABBOTSFORD

CANADA/USA BORDER

CHILLIWACK

DRIVE TIMES

<1 MIN
to Trans-Canada
Highway (Hwy 1)

8 MIN
to Downtown
Chilliwack

20 MIN
to Canada/
US Border

20 MIN
to Abbotsford
City Centre

40 MIN
to Langley
City Centre

FOR MORE INFORMATION

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CBRE

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