CUSHMAN & WAKEFIELD | Deloitte.

COURT-ORDERED SALE

33786 CLAYBURN ROAD

ABBOTSFORD, BC



Food Processing and Cold Storage Facility with Convenient Highway Access

OPPORTUNITY

Deloitte Restructuring Inc., as Court-appointed Receiver, has engaged Cushman & Wakefield ULC to present an opportunity to acquire an established food processing, IQF (Individually Quick Frozen) and cold storage facility located at 33786 Clayburn Road, Abbotsford, BC, together with an additional smaller parcel. The sale is being conducted under a sale and investment solicitation process approved by the Supreme Court of British Columbia on November 18, 2026 (the *"SISP"*). Offers may be submitted for the land, buildings, processing and refrigeration equipment and related assets en bloc, or for individual Offering Parcels, as described in the SISP.

Strategically positioned along Highway 11, with convenient access to Highway 1, the property is situated in the Matsqui area of Abbotsford, within one of Canada's most prominent blueberry-growing regions. Surrounded by agricultural lands and established blueberry farms, the location offers an attractive opportunity for businesses involved in blueberry processing, food production, freezing and cold storage operations.

The property comprises approximately 30 acres of land, improved with an approximately 30,000 SF food processing facility featuring production and working areas, storage facilities, freezer capacity and IQF equipment. Additional site improvements include an above-ground water reservoir and areas for vehicle circulation and operational activities. The facility was constructed in or about 2017 and offer an established facility that may accommodate continued food processing and related operations, subject to the purchaser's assessment of the building, equipment and operational requirements.

Located within the Agricultural Land Reserve (ALR), the property benefits from existing zoning that accommodates certain agricultural and related food processing uses, subject to applicable regulations and approvals. With its proximity to major transportation routes, surrounding agricultural production, established processing infrastructure and access to neighbouring municipalities, this property presents an opportunity for food processors, blueberry operators and other agricultural businesses seeking a long-term operational location in the Fraser Valley.

INVESTMENT HIGHLIGHTS

Strategic Location: Located within Abbotsford's established Matsqui agricultural district, the Property benefits from its position in the Fraser Valley's key logistics corridor, with convenient access to Highway 1, Abbotsford International Airport and multiple U.S. border crossings, supporting regional and cross-border distribution.

Regional Connectivity: Located along Highway 11 with convenient access to Highway 1, providing connections to Vancouver, the Fraser Valley, Mission, neighbouring municipalities and regional distribution networks.

Abbotsford: Canada's Berry Capital: Recognized as the Berry Capital of Canada, Abbotsford is a major centre for blueberry cultivation and agricultural production. The City reports 1000s of hectares dedicated to blueberry farming, supporting an established regional agricultural industry.

Approximately 8 Acres of Improved Land: A substantial, relatively level area of the Property accommodating existing improvements, vehicle circulation, loading and operational activities.

IQF & Cold Storage Capabilities: An established facility equipped for Individually Quick Frozen (IQF) processing and frozen product storage, offering potential for blueberry and other compatible food processing operations.

Proximity to Agricultural Producers: Surrounded by blueberry farms and other agricultural operations, offering potential advantages for sourcing, receiving and processing locally grown produce.

SALIENT DETAILS

CIVIC ADDRESS	33786 Clayburn Road Abbotsford B.C. V2S 7T7
PIDS	004-178-050 & 004-178-432
COLLECTIVE GROSS LOT AREA	30.39 acres
ZONING/PERMITTED USES	A-1 Agriculture One Zone *Link to Download Zoning Bylaw*
OCP LAND USE DESIGNATION	Agriculture 1-Uplands *Link to Official Community Plan*
EXISTING IMPROVEMENT	Approximately 29,497 SF of building area, comprising processing and office space.
COLLECTIVE PROPERTY TAX AMOUNT (2026)	$4,568.01*

**The assessed value of certain improvements is exempt from property taxation.*

IMPORTANT NOTES





SALE PROCESS (SISP): This is a Court-ordered sale under the SISP approved by the Supreme Court of British Columbia on November 18, 2026. Interested parties should review the SISP in detail: Link to Download the SISP.

BID DEADLINE: Bids must be delivered to the Receiver on or before **5:00 p.m. (Pacific Time) on February 8, 2027**, in the form required by the SISP, including a signed purchase agreement in the Receiver's template form and a deposit of not less than 10% of the purchase price. The Receiver is not obligated to accept the highest or any bid, and any sale is subject to Court approval.

OFFERING PARCELS: Offers may be submitted en bloc or for one or more Offering Parcels: (1) Plant Lands (approx. 30.26 acres and the approx. 29,497 SF facility); (2) Bare Lands (approx. 0.13 acres); (3) Processing and Refrigeration Equipment; (4) Rolling Stock and Other Equipment; (5) Frozen Inventory; (6) Other Inventory; and (7) Intangibles. Investment proposals, and auction or liquidation proposals for Parcels 3 to 6, will also be considered. See Schedule "B" to the SISP.

FROZEN BLUBERRIES: The frozen blueberry inventory is being marketed by the Receiver on an expedited basis under a separate teaser, with offers due **December 7, 2026**, and may be sold before the Bid Deadline. Parties interested in the inventory should contact the Receiver directly.

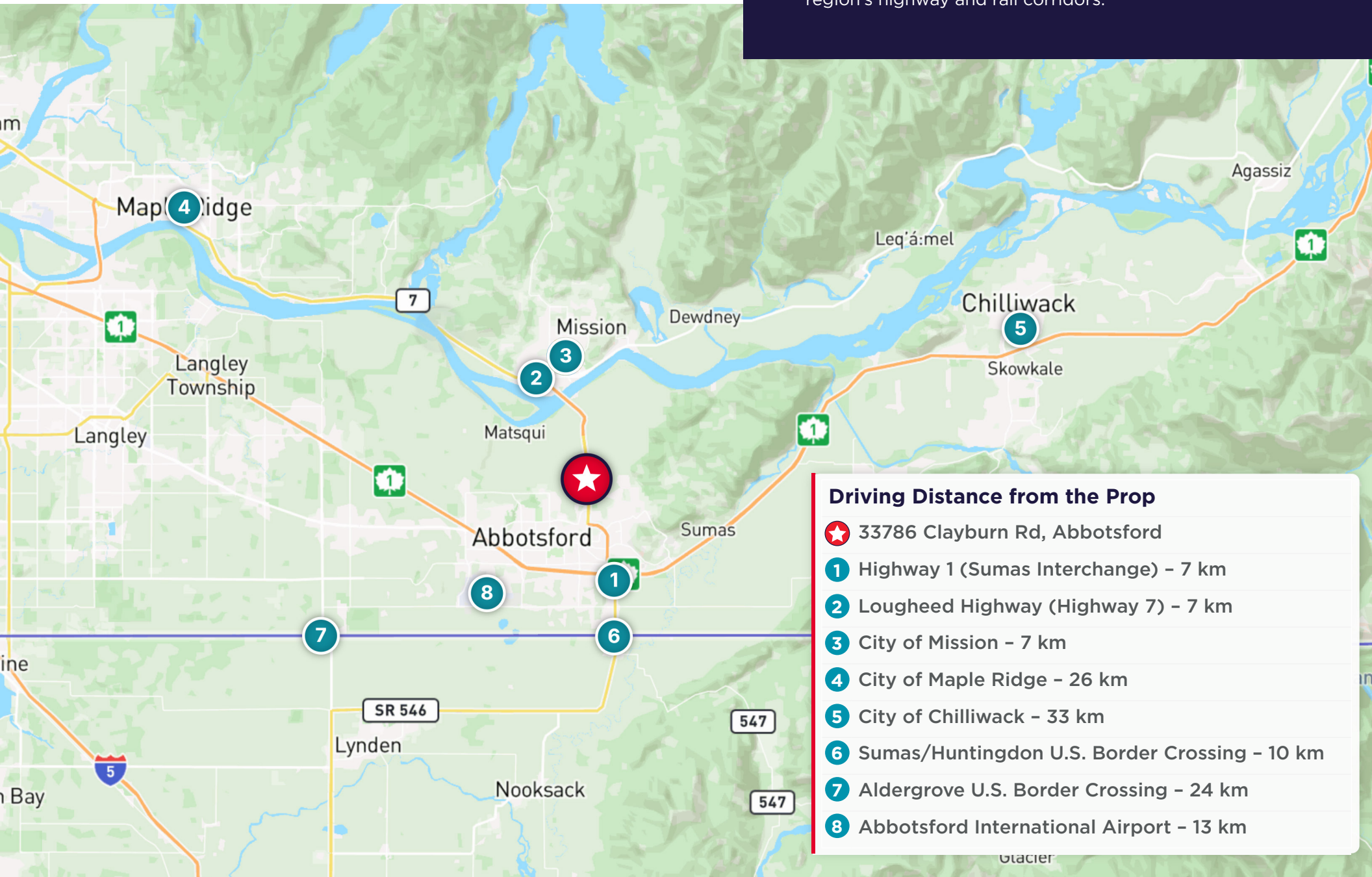
ZONING, PERMITS & EXCLUDED ASSETS: The lands are zoned A-1 and within the ALR, which may limit food processing uses. Certain improvements and the main site access have identified non-compliance matters with the City of Abbotsford, and some permits are on hold. Certain equipment at the facility is leased, owned by third parties or otherwise excluded. See the SISP and the Data Room for details.

DATA ROOM & SITE VISITS: Data Room access is provided upon execution of the Confidentiality Agreement. Site visits are strictly by appointment through the Listing Agent; no unauthorized entry is permitted. All information is provided without representation or warranty, and purchasers must rely on their own due diligence

REGIONAL ACCESS & CONNECTIVITY

ABBOTSFORD

Located in Abbotsford's Matsqui area, the Property sits within the Fraser Valley, one of British Columbia's key growth and logistics corridors. The Property fronts Clayburn Road in the Matsqui Prairie area, an established agricultural district of Abbotsford, and sits close to the region's highway and rail corridors.



Driving Distance from the Prop

- 33786 Clayburn Rd, Abbotsford
- 1 Highway 1 (Sumas Interchange) – 7 km
- 2 Lougheed Highway (Highway 7) – 7 km
- 3 City of Mission – 7 km
- 4 City of Maple Ridge – 26 km
- 5 City of Chilliwack – 33 km
- 6 Sumas/Huntingdon U.S. Border Crossing – 10 km
- 7 Aldergrove U.S. Border Crossing – 24 km
- 8 Abbotsford International Airport – 13 km

BID DEADLINE

Offer Submission & Bid Deadline: Bids must be received by the Receiver on or before **5:00 p.m. (Pacific Time) on February 8, 2027** (the "Bid Deadline"), in accordance with the terms and requirements of the SISP. All inquiries should be directed to the Listing Agent and submitted in writing.

"As Is, Where Is" Sale and Court Approval: The Property is being offered for sale on an "as is, where is" and "without recourse" basis, without any representations, warranties or guarantees of any kind by the Receiver, the Company or their respective representatives, except as expressly provided in the definitive sale agreement.

The sale will be subject to approval by the Supreme Court of British Columbia and the issuance of an Approval and Vesting Order. Upon completion, the Property will be transferred free and clear of applicable claims and interests, except for permitted encumbrances and other interests expressly preserved under the Court Order or definitive sale agreement. All prospective purchasers are encouraged to conduct their own independent due diligence and seek appropriate professional advice before submitting an offer.

Link to Download Confidentiality Agreement

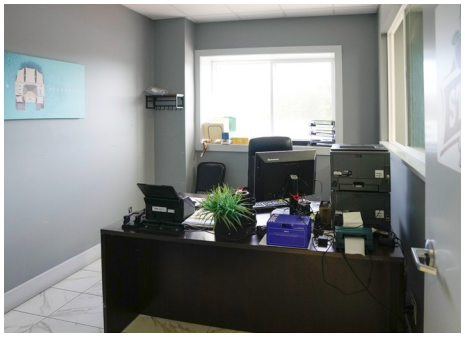












PROCESSING & REFRIGERATION EQUPMENT

An established IQF processing and cold storage operation, offered with the Real Property or separately as Offering Parcels 3 and 4

Parcel 3 - Processing & Refrigeration Equipment

- IQF freezing tunnel
- Ammonia refrigeration system and associated plant
- Grading, sorting and packing lines
- Related electrical and control systems
- Freezer / cold storage rooms

Parcel 4 - Rolling Stock & Other Equpment

- Forklifts, mobile and yard equipment
- Shop tools and office furniture
- Computer hardware and software

Important

- Equipment may be acquired with the Real Property or bid on separately (including auction or liquidation proposals). Certain equipment at the Facility is leased or subject to third-party interests, and certain assets are Excluded Assets. See Schedule “B” to the SISP and the equipment schedule in the Data Room.











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