

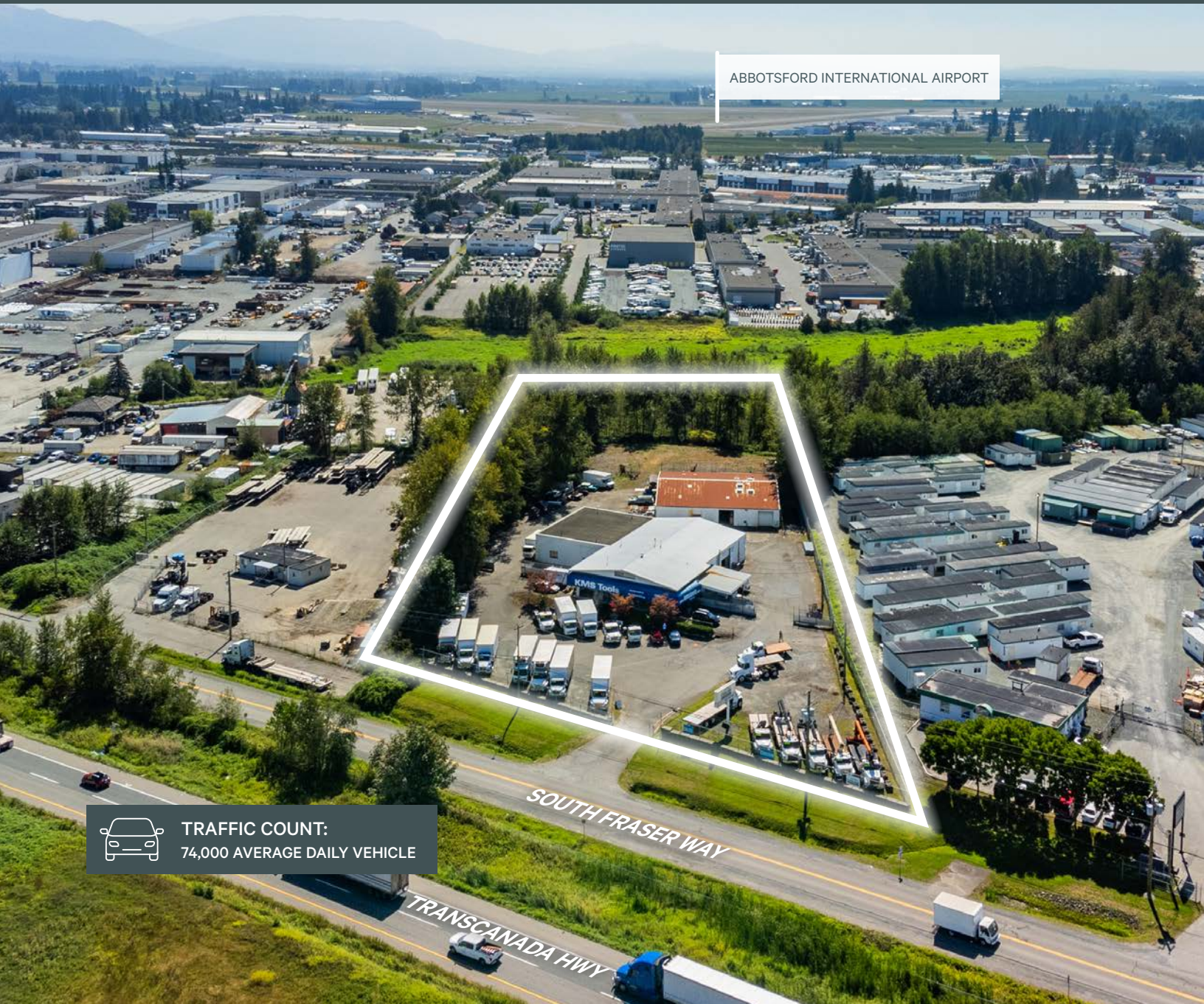
For Sale

CBRE

30824 South Fraser Way

Abbotsford, BC

- Rare highway fronting property
- Exposure to over 74,000 cars per day
- Two buildings totalling 16,000 SF on 2.86 Acres



ABBOTSFORD INTERNATIONAL AIRPORT



TRAFFIC COUNT:
74,000 AVERAGE DAILY VEHICLE

SOUTH FRASER WAY

TRANSCANADA HWY

The Opportunity

CBRE limited is pleased to present a rare Highway #1 facing property in Abbotsford with two buildings totaling 16,000 SF on 2.86 acres. Ideal for an owner-user wanting low site coverage or for an investor/developer to hold and develop later. This rare highway-facing property provides an excellent opportunity for a company to advertise to the highway in a strong commercial area surrounded by a diverse mix of industrial, commercial and retail uses. Nearby regional amenities include the Abbotsford International Airport, Tradex Conference Center, Abbotsford Auto Mall, Quadreal's XChange Business Park, High Street Centre and more. Access is convenient and easy between the two highway exits of Mount Lehman Road and Clearbrook Road.



SALIENT DETAILS

LOT SIZE

2.86 Acres (124,581.60 SF)
2.5 Acres Net Useable (estimated)

PID: 010-398-325

LEGAL DESCRIPTION:

PARCEL "ONE" (EXP PLAN 12562) LOT 6
EXC: PARCEL "A" (EXP PLAN 15721), SEC
24 TWL 13 NWDP 2517

PROPERTY TAXES (2024): \$117,758

ZONING: I2 General Industrial

BUILDING SIZE:

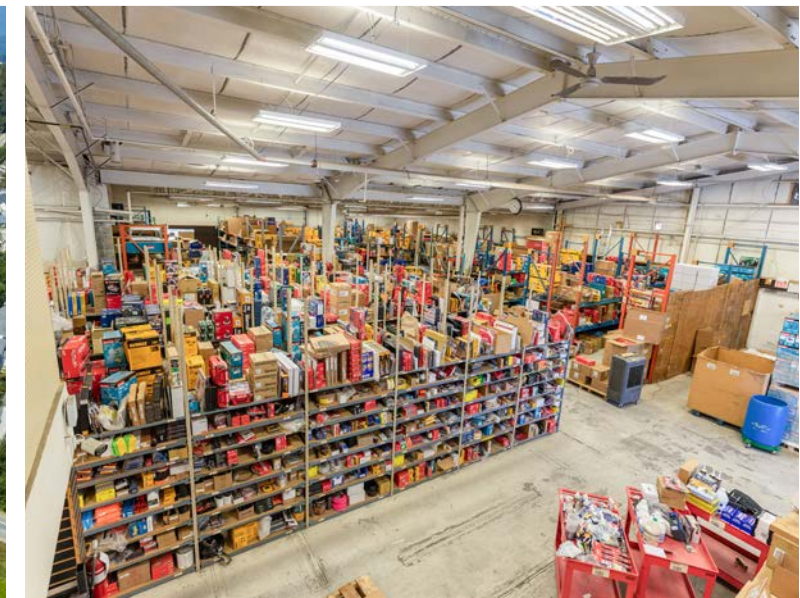
A 9,700 SF, B 6,400 SF

PROPERTY REPORTS:









Phase 1 (Keystone), Bio Enviro
(Bluelines), Geotech (GeoPacific)

AVAILABLE:

60 days notice



Current Buildings

-  2 buildings totalling 16,000 SF
-  5 grade doors (10' - 14')
-  17' to 21' clear ceiling heights
-  Gated parking/storage
-  Gas fired heating and 400 amp, 600 volt power
-  Improved with 2 washrooms, offices, showroom
-  Pylon Sign / building signage
-  270' frontage to Highway #1

Conceptual Building Plan

PROPOSED BUILDING SIZE

Warehouse: ±41,000 SF
 Office: 6,600 SF
 Total: 47,600 SF

SITE AREA

Approx. 2.5 Acres Net Useable*
 Approx. 2.86 Acres Total

*After Park Setback

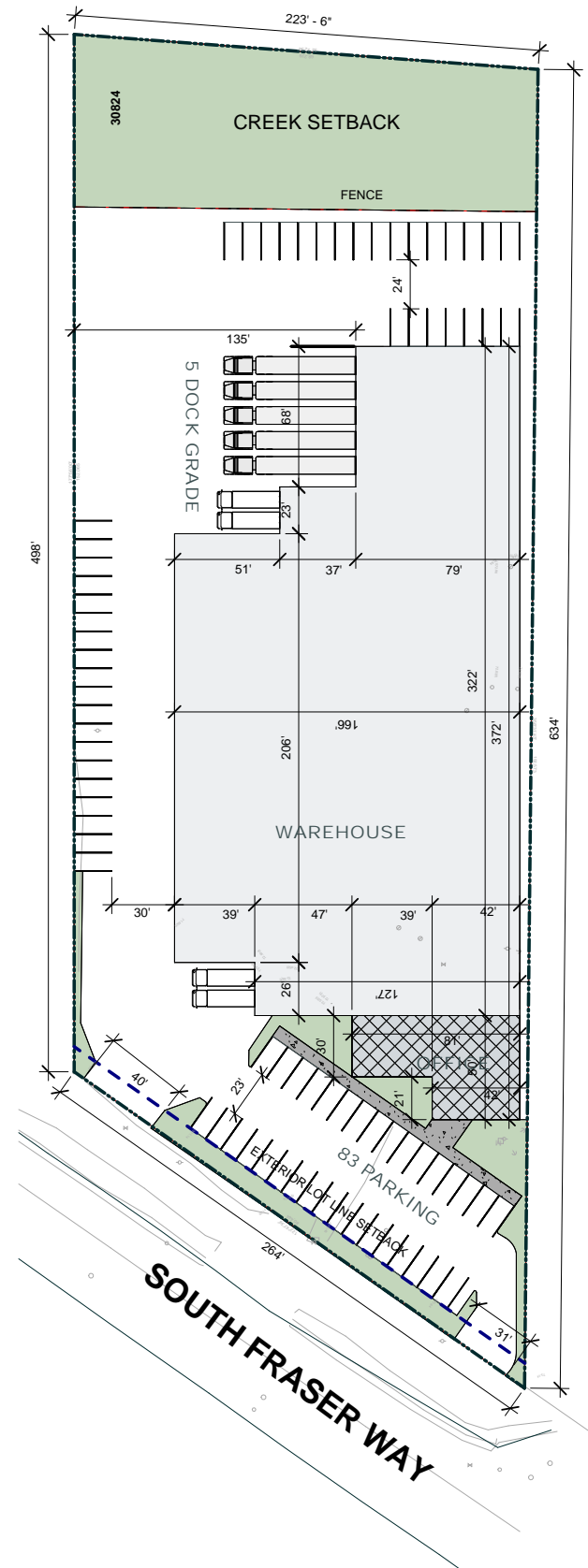
LOADING

5 dock and 2 grade

PARKING STALLS

83 approx.

All measurements and plans are approximate.



Plan based on info provided by client & has not been verified, for preliminary use only, verify all information.





Highlights

- + RARE HIGHWAY 1 EXPOSURE
- + LOW SITE COVERAGE
- + 2.86 ACRES, 16,000 SF BUILDINGS
- + FUTURE REDEVELOPMENT POTENTIAL

Zoning

I2 GENERAL INDUSTRIAL

Allows for a light industrial uses, including but not limited to:

- + Auto repair
- + Building supply
- + Commercial vehicle sales
- + Courier
- + Farm equipment
- + Landscape supply
- + Recreational vehicles
- + Recycling depot and vehicle recycling
- + Warehouse
- + 40% retail permitted

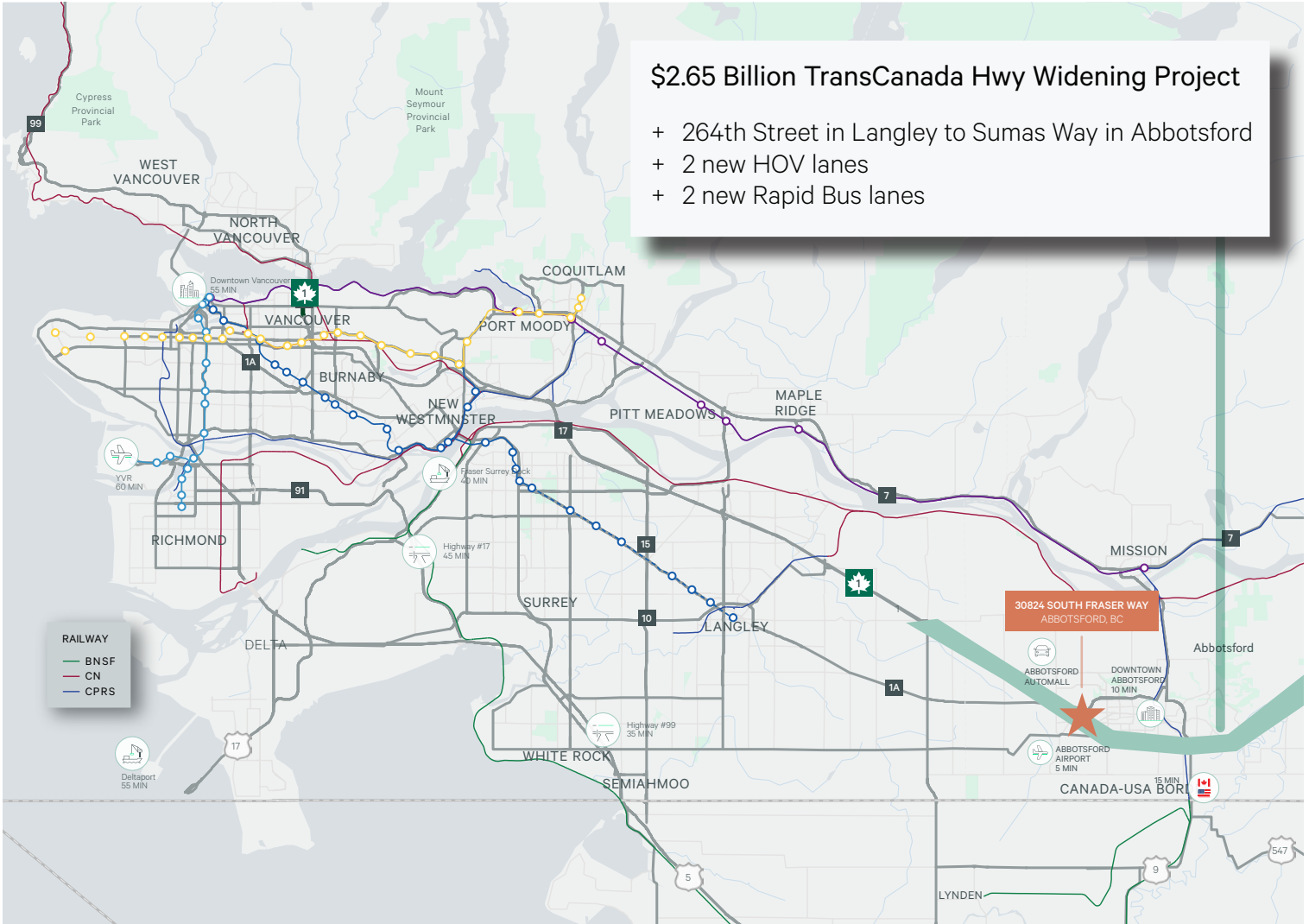
The Location

Abbotsford presents an exceptional opportunity for businesses seeking a strategic location for their ventures. Situated within the dynamic Fraser Valley, this vibrant city offers a multitude of advantages.

Abbotsford's thriving economy, coupled with its strategic proximity to major markets such as

Vancouver, makes it an ideal hub for businesses looking to establish or expand their presence.

The city's robust infrastructure, including well-connected transportation networks and a modern industrial park, ensures seamless access to suppliers, customers, and distribution channels.



\$2.65 Billion TransCanada Hwy Widening Project

- + 264th Street in Langley to Sumas Way in Abbotsford
- + 2 new HOV lanes
- + 2 new Rapid Bus lanes

30824 SOUTH FRASER WAY
ABBOTSFORD, BC

Driving Times	5 MIN	10 MIN	15 MIN	35 MIN	40 MIN	45 MIN	55 MIN	60 MIN
	to Abbotsford Airport to Highway 1	to Downtown Abbotsford	to Canada/US Border	to Highway 99	to Fraser Surrey Docks	to Highway 91	to Downtown Vancouver	to YVR

Contact

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