

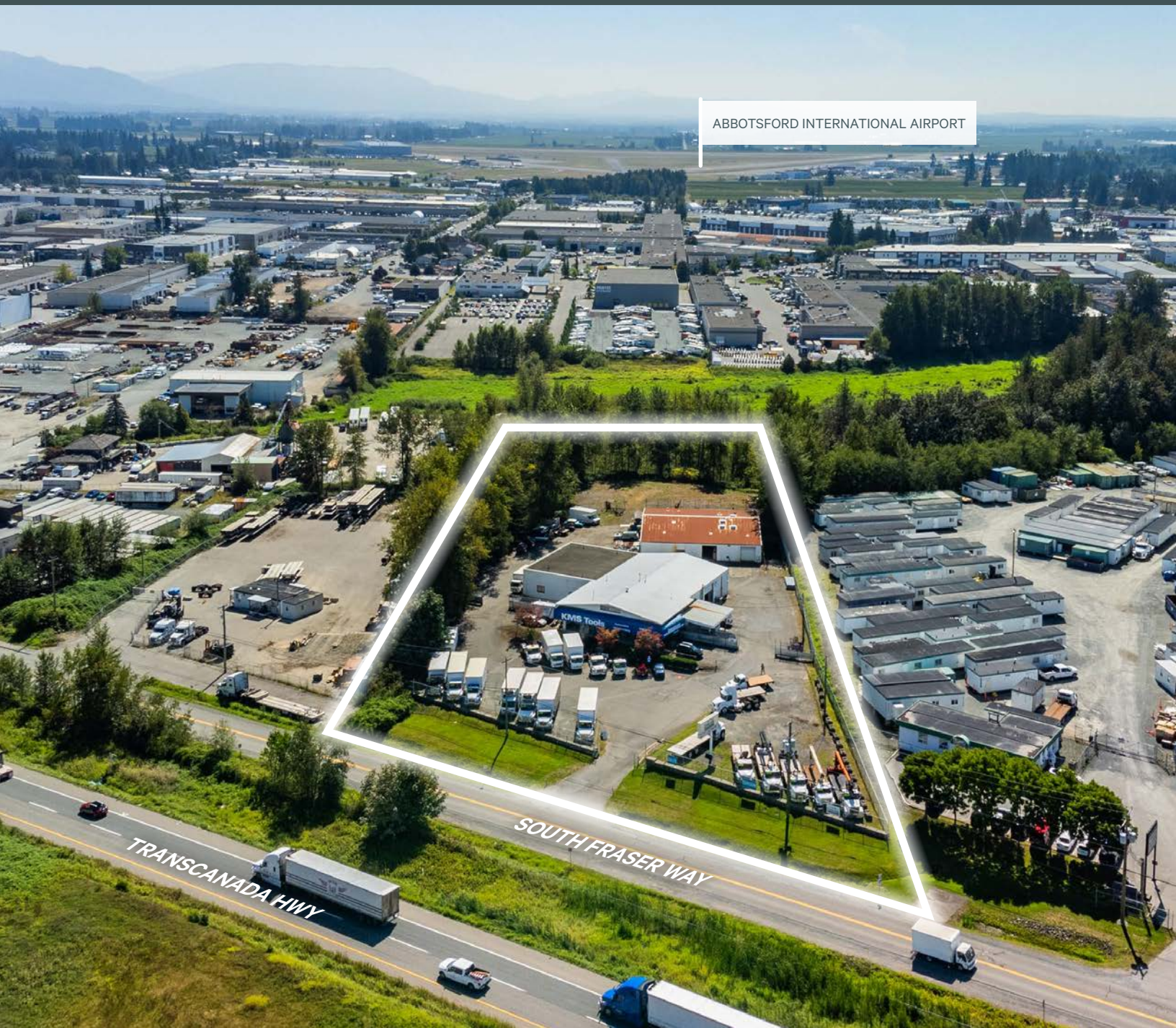
Industrial | For Sale

CBRE

30824 South Fraser Way

Abbotsford, BC

Two buildings totaling 15,900 SF on rare 2.86 Acre site with excellent exposure to Highway 1



The Opportunity

CBRE limited is pleased to present a rare Highway #1 facing property in Abbotsford with buildings totaling 15,900 SF on 2.86 acres. Ideal for an owner-user wanting buildings and yard or for an investor/developer to hold and develop later. This rare highway-facing property provides an excellent opportunity for a company to brand 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 Mall and more. Access is convenient and easy between 2 highway exits Mount Lehman 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

15% SITE COVERAGE:

Up to 60% permitted

BUILDING SIZE:

A 9,500 SF, B 6,400 SF

PROPERTY REPORTS:

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

AVAILABLE:

60 days notice

Current Buildings

- 

2 buildings totaling 15,900 SF
- 

Gas fired heating and 400 amp, 600 volt power
- 

5 grade loading doors
- 

Improved with washrooms, offices, showroom
- 

17' to 21' clear ceiling heights
- 

Pylon Sign and building signage
- 

Gated parking and storage areas
- 

270' frontage to Highway #1

Conceptual Building Plan

- PROPOSED BUILDING SIZE**

Warehouse: ±41,000 SF

Office: 6,600 SF

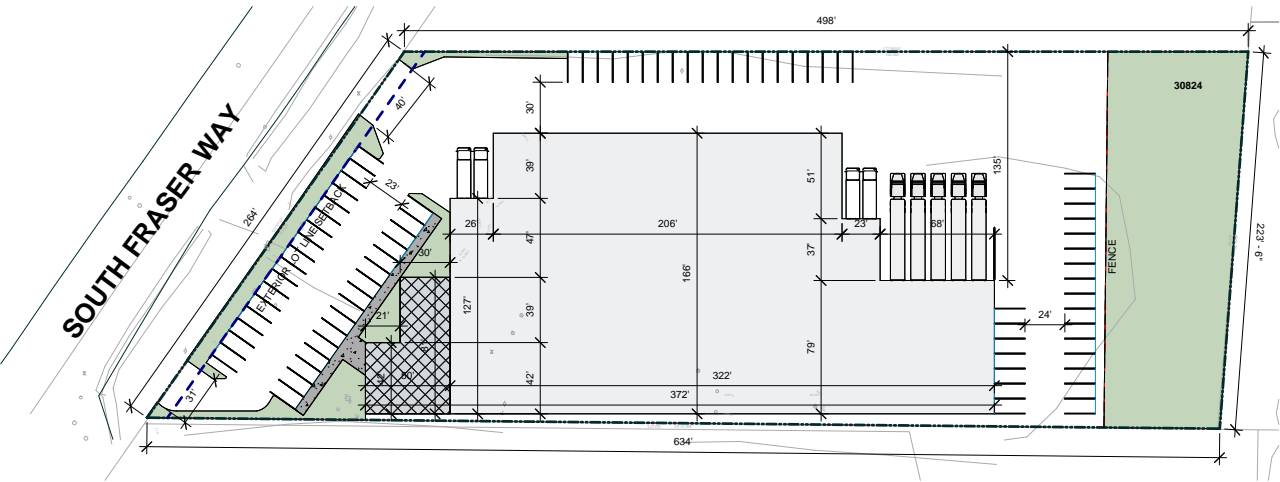
Total: 47,600 SF
- LOADING**

5 dock and 2 grade
- PARKING STALLS**

83 approx.

SITE AREA
Approx. 2.5 Acres Net Useable

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, 15,900 SF BUILDINGS
- + FUTURE REDEVELOPMENT POTENTIAL

Zoning

GENERAL INDUSTRIAL

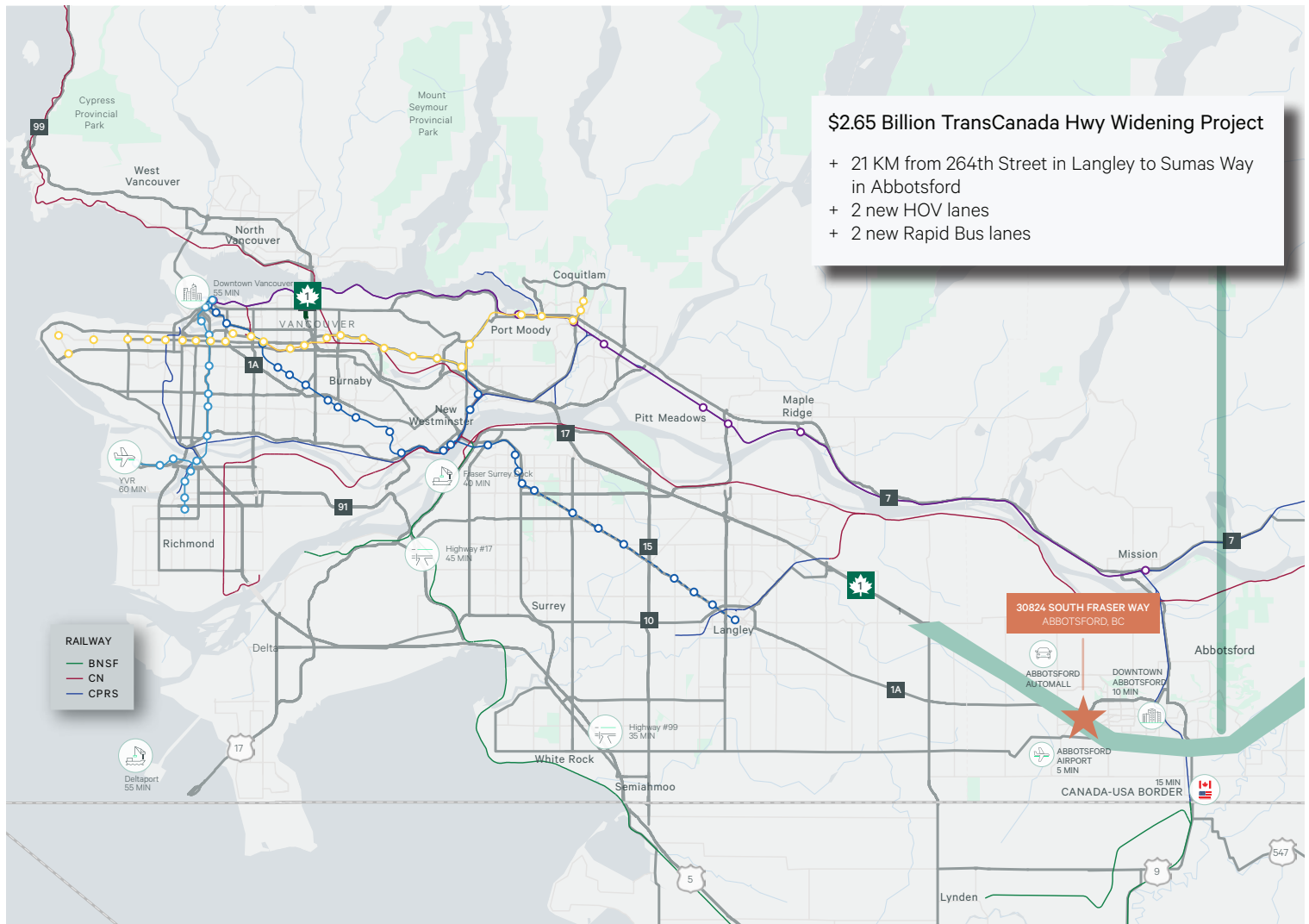
Allows for a light industrial uses, including but not limited to:

- | | |
|----------------------------------|---|
| + Auto repair | + Landscape supply |
| + Building supply | + Recreational vehicles |
| + Commercial vehicles (not auto) | + Recycling depot and vehicle recycling |
| + Courier | + Warehouse |
| + Farm equipment | + 40% retail permitted |

The Location

Abbotsford presents an exceptional opportunity for commercial land buyers 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.



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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