

For Sale | Industrial

CBRE

330 Riverside Road

Abbotsford, BC

Price Reduced



Manufacturing Facility Located in the Sumas Industrial Area with Easy Access to the Trans-Canada Highway and Abbotsford/Sumas US Border Crossing

Contact

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The Opportunity

CBRE Limited is pleased to present the rare opportunity to acquire a manufacturing facility located in the Sumas Industrial area. This location provides easy access to the Trans-Canada Highway and Abbotsford/Sumas US border crossing.

The property consists of approximately 15,972 SF inclusive of fully built out caretaker suite on 0.71 acres of land. The site is zoned and designated I-2 General industrial which allows a wide range of industrial uses including outside storage.

Salient Details

Legal Description

PARCEL 1 SECTION 2
TOWNSHIP 16 NEW
WESTMINSTER DISTRICT
PLAN BCP2621

PID

025-538-691

Year Built

1987

Building Size

15,972 SF

Lot Size

30,870 SF / 0.71 Acres

Property Tax

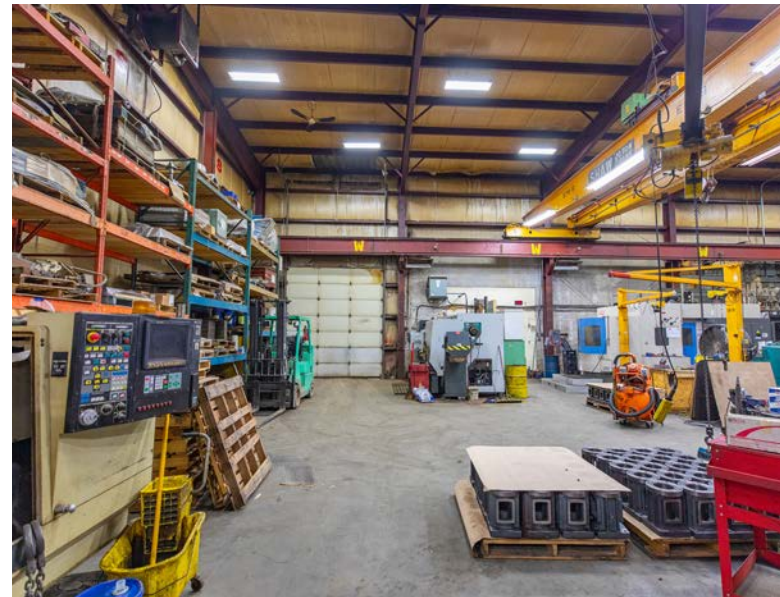
\$43,235.26 (2025)

Availability

Contact Listing Agent

Price

~~\$6,000,000.00~~ **\$4,950,000.00**



Property Features



4 grade
loading doors



4 overhead cranes up
to 20 ton capacity



12 inch thick
floor slab



600 Volt 400
Amp power



Fenced and
secured



Access easement along the
south side of the property

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Building Details

MAIN FLOOR

Warehouse 10,927 SF

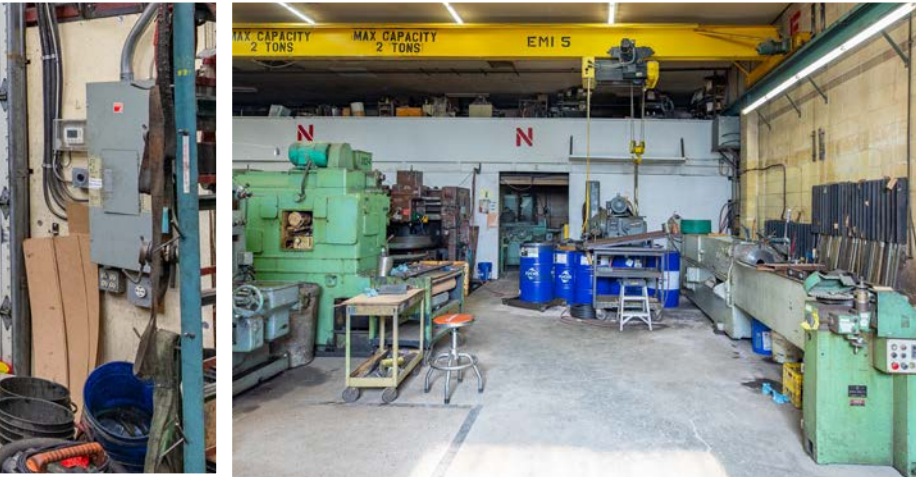
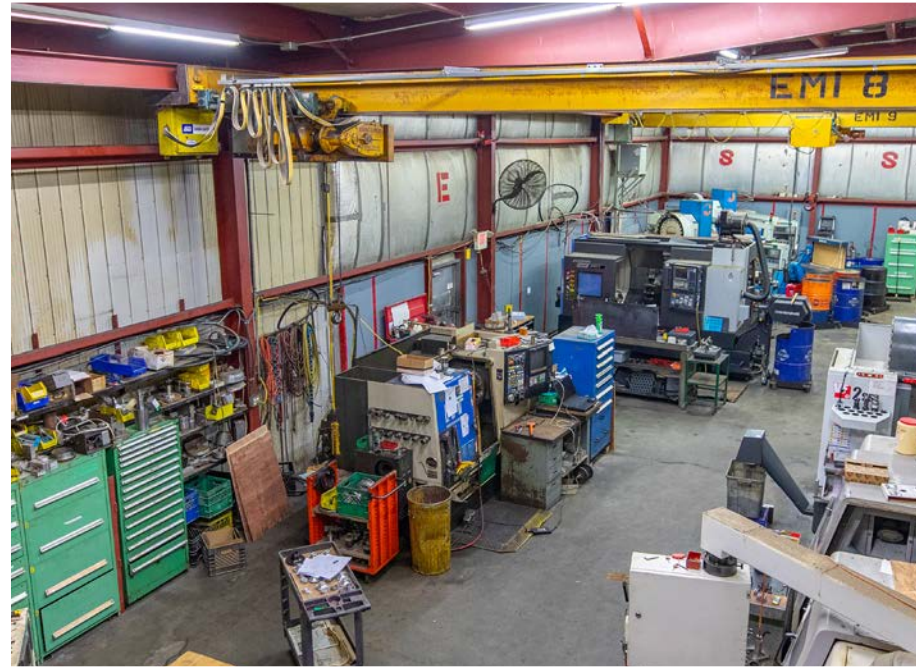
Office 1,838 SF

SECOND FLOOR

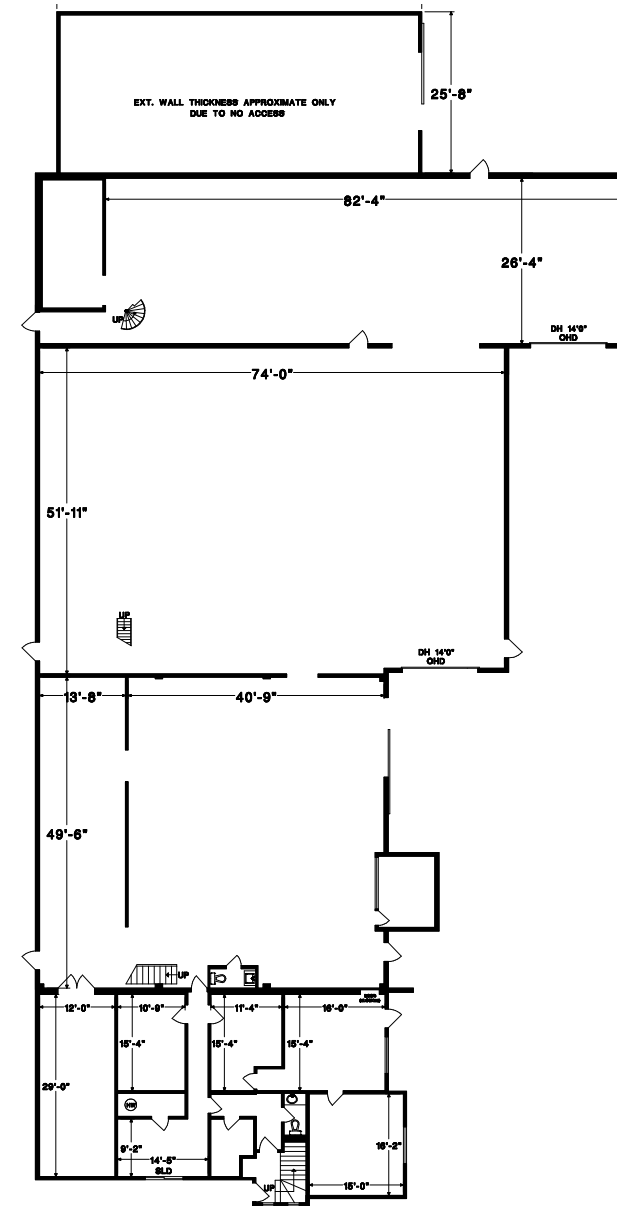
Residential 1,993 SF

Mezzanine Warehouse 1,214 SF

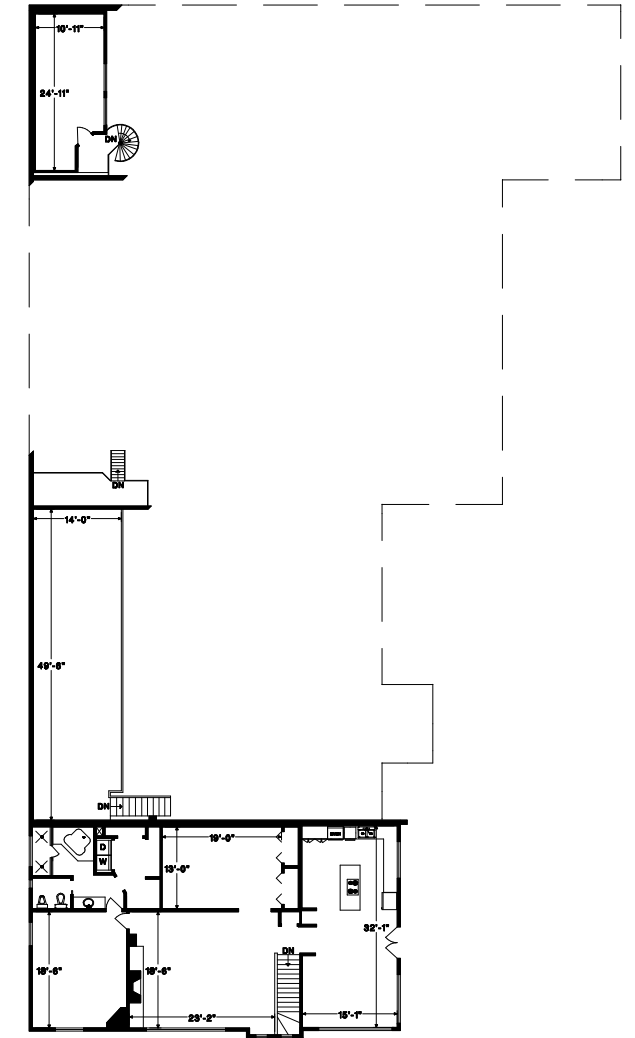
Total Size 15,972 SF



Ground Floor



Second Floor



Interior Building Photos

Building Floor Plan

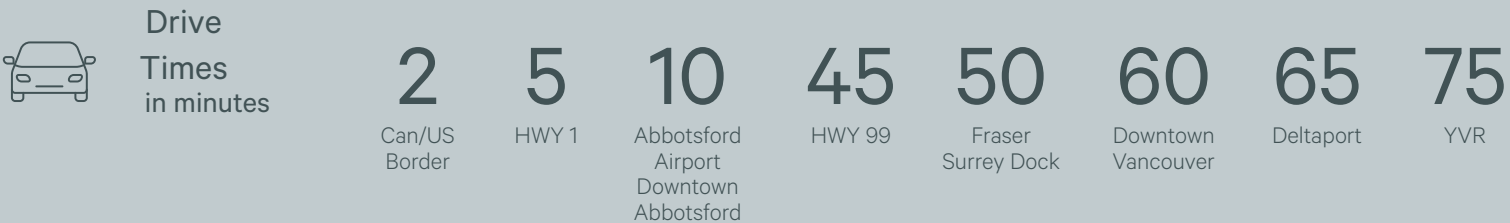
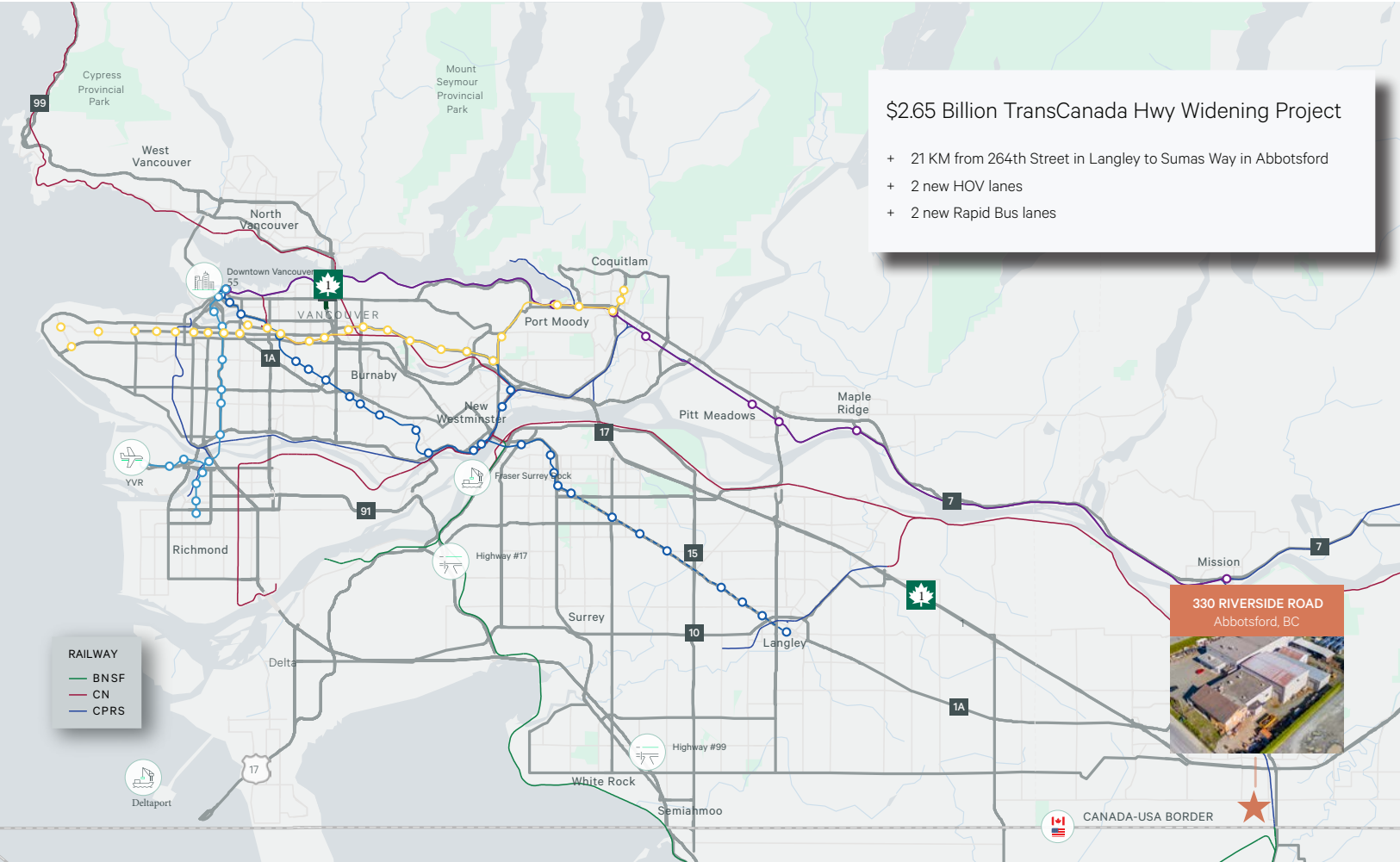
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The Location

The Sumas Industrial Area is located in Abbotsford, British Columbia, a thriving and dynamic city with a diverse and robust economy. Located in the Fraser Valley region of the province, Abbotsford is home to a number of industries, including manufacturing, retail, healthcare, and tourism. The city is also home to a number of small businesses, including shops, restaurants, and services.





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