

Units 120, 130 & 140 31453 King Road, Abbotsford

Colliers

**FOR SALE/LEASE**  
**14,100 SF to 42,374 SF**  
Available Immediately



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**REGENT**  
DISTRIBUTION CENTRE

# Opportunity

Regent Distribution Centre is a brand new 417,733 SF industrial development offering state-of-the-art spaces with efficient loading zone configurations for industrial businesses in the Fraser Valley.

Spread over a sprawling 16 acre property and comprised of 3 buildings of 142,133 SF, 151,365 SF, and 124,235 SF, Regent Distribution Centre offers various unit sizes ranging from 14,097 SF – 151,365 SF.

Building 1 has three remaining contiguous units available for sale or lease.

**Civic Address** 31453 & 31509 King Road, Abbotsford

**Zoning** I-2 General Industrial  
*Permits a variety of manufacturing, distribution, assembly and wholesale uses.*

**Loading** Two (2) Dock & One (1) Grade per unit

**Ceiling Height** 32' clear

**Power** 200 AMP/600 volt per unit

**Asking Price** Contact Listing Agents

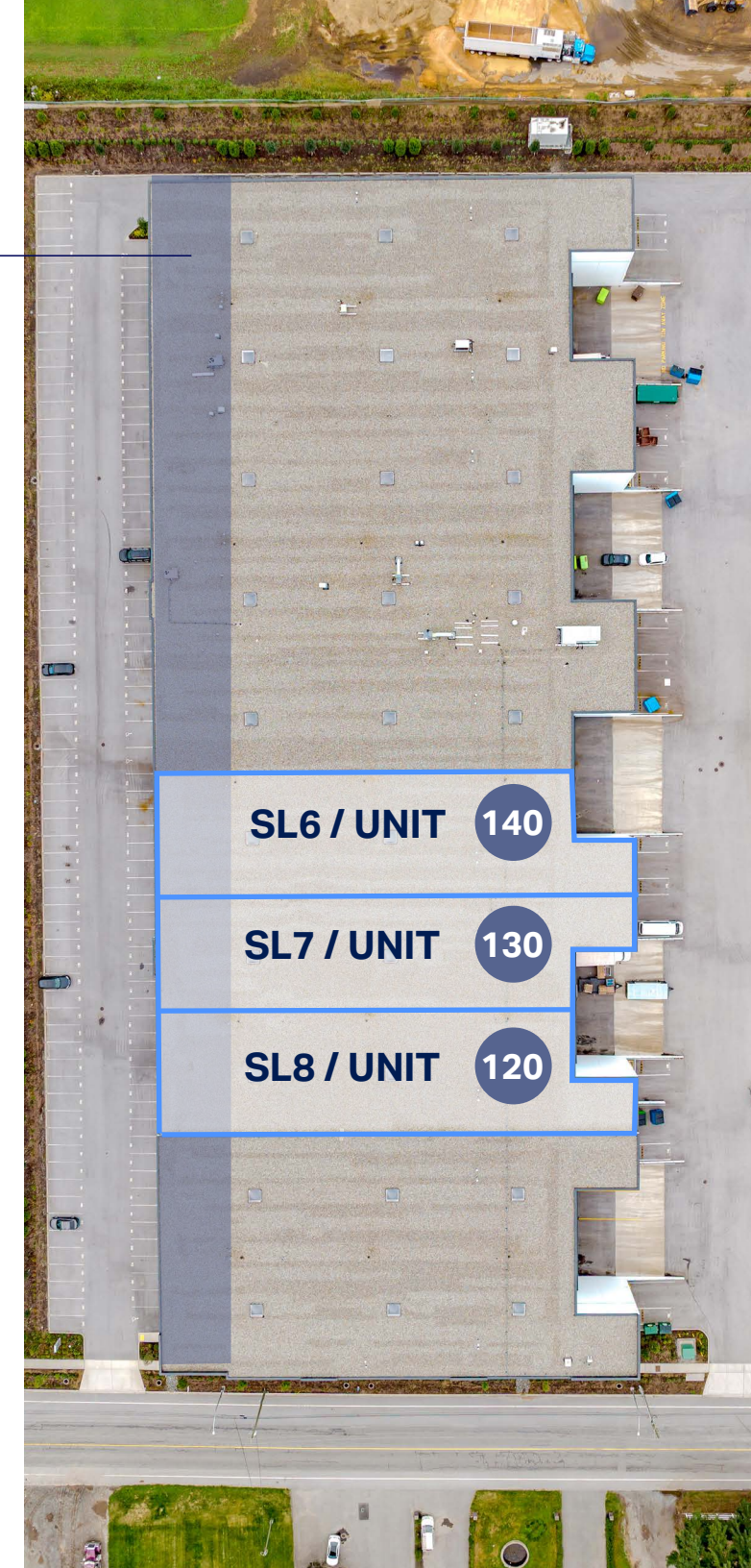
**Lease Rate** \$17.00 per SF

**Additional Rent (2025 est.)** \$5.53 per SF



# Unit Particulars

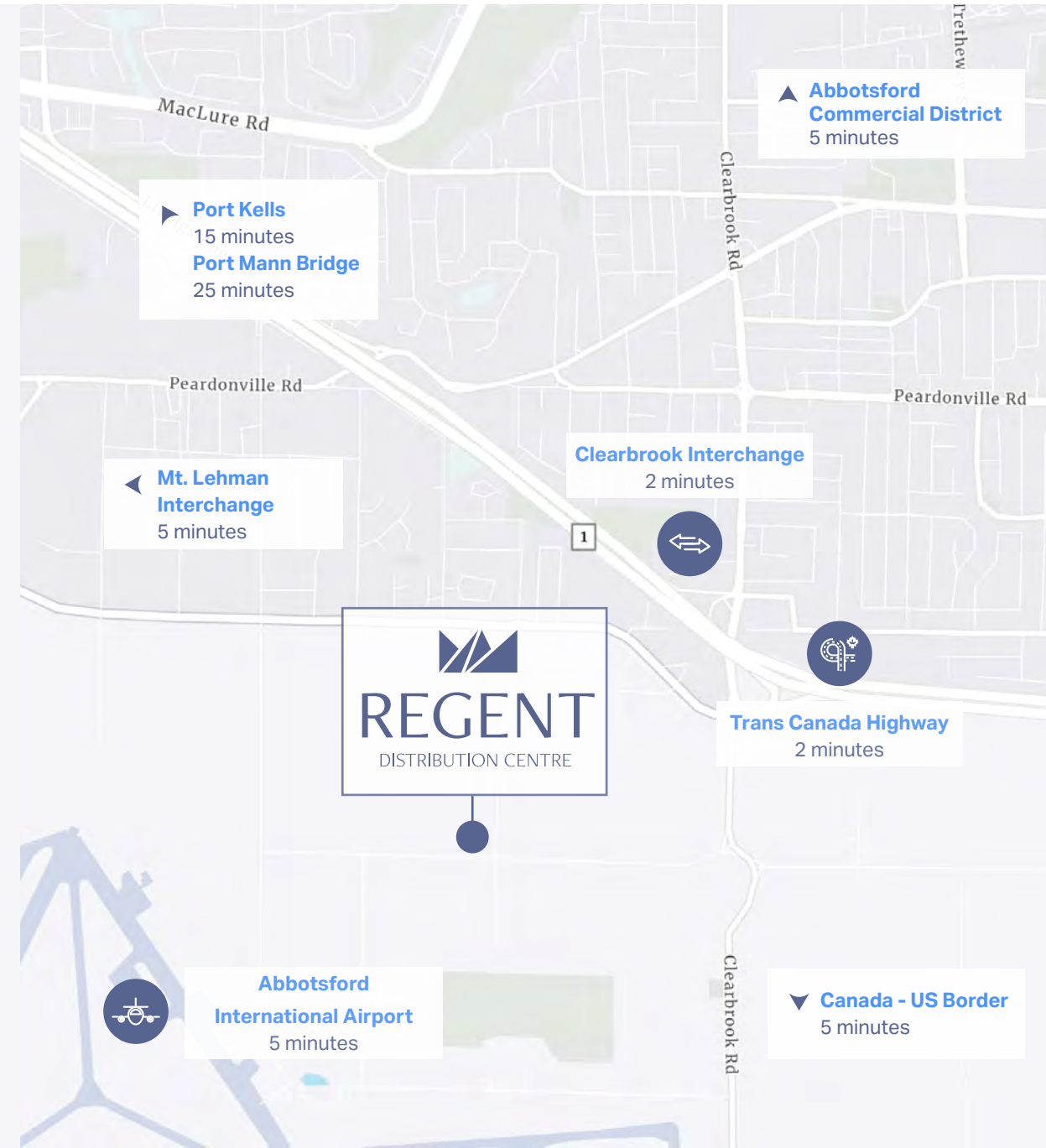
	Warehouse	Mezzanine	Total
SL10 Unit 100		<b>LEASED</b>	
SL9 Unit 110		<b>LEASED</b>	
<b>SL8 UNIT 120</b>	12,267 SF	1,848 SF	14,115 SF
<b>SL7 UNIT 130</b>	12,290 SF	1,869 SF	14,159 SF
<b>SL6 UNIT 140</b>	12,270 SF	1,830 SF	14,100 SF
SL5 Unit 150		<b>SOLD</b>	
SL4 Unit 160		<b>SOLD</b>	
SL3 Unit 170		<b>SOLD</b>	
SL2 Unit 180		<b>SOLD</b>	
SL1 Unit 190		<b>SOLD</b>	
<b>TOTAL</b>	<b>36,827 SF</b>	<b>5,547 SF</b>	<b>42,374 SF</b>



# Gallery



# Strategic Location



## Unparalleled accessibility, convenience, and proximity



Regent Distribution Centre is strategically located south-west of the Highway 1 Clearbrook Road interchange, and is less than a five minute drive to the Mt. Lehman interchange; West Abbotsford's primary arterial access point to Metro Vancouver and the Fraser Valley.



The Highway 1 Clearbrook Road interchange has been upgraded to a six-lane overpass, complete with multi-lane access/egress ramps, specifically designed to ensure efficient connectivity with Highway 1.



Location highlights include proximity to key logistics routes, labour and amenities as well as the Abbotsford International Airport, the US border, and downtown Abbotsford.

# Building Features



## GRADE DOORS

One (1) 12' x 14' grade loading door in each unit



## HEATERS

Natural gas fired forced air unit heaters in warehouse



## DOCK DOORS

Two (2) dock loading doors (with dock bumpers and seals), doors are 8'6" x 10' with 40,000 lb hydraulic levelers



## MEZZANINE

10'8" height (under)  
18'10" height (above)



## CONSTRUCTION

Insulated concrete tilt panels



## SKYLIGHTS

Skylights throughout



## GLAZING

Energy efficient glazing throughout



## LIGHTING

30-foot candle LED warehouse lighting



## EV CHARGERS

One (1) EV charging station rough in per unit



## ACCESSIBILITY

One (1) accessible washroom included in each strata unit



## FLOOR LOAD

Warehouse: 700 lb/SF  
Mezzanine: 100 lb/SF



## SPRINKLERS

ESFR NFPA #13, class 1-4

# Coming Soon | Two More Built-to-Suit Opportunities





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