



B12 - 33733 King Road

Abbotsford, BC

Property Highlights

- ▶ Excellent location – easy freeway access
- ▶ I2 Industrial zoning
- ▶ 480 SF of office space
- ▶ Close to Abbotsford Airport



Ken Kiers

Personal Real Estate Corporation
604 209 2222
kkiers@naicommercial.ca

NAI Commercial
20353 64th Avenue, Suite 214
Langley, BC V2Y 1N5
+ 1 604 683 7535
naicommercial.ca

Industrial Warehouse unit located next to University of Fraser Valley, Abbotsford Centre, Western Canoeing & Kayaking and more. Easy access to Highway 1 via McCallum Road.

Building Description:	Concrete Block Strata Warehouse
Unit Description:	Industrial warehouse with Office and Mezzanine
Unit Size:	3,210 SF ground floor plus 1,130 SF Mezzanine
Parking:	6 Stalls
Zoning:	I2 Industrial
Lease Rate:	\$13.95 PSF \$5,045.25/Month + GST
Operating Costs:	\$4.50 PSF \$1,627.50/Month + GST
Total Rent:	\$6,672.75 per month plus GST



Ken Kiers

Personal Real Estate Corporation
604 209 2222
kkiers@naicommercial.ca

NAI Commercial
20353 64th Avenue, Suite 214
Langley, BC V2Y 1N5
+ 1 604 683 7535
naicommercial.ca



Ken Kiers

Personal Real Estate Corporation

604 209 2222

kkiers@naicommercial.ca

© 2025 NAI Commercial (Langley) Ltd. All Rights Reserved.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.