

2200 IRON MILLS COURT
ABBOTSFORD, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WATCH VIDEO



INDUSTRIAL LAND **FOR SALE, LEASE OR BUILD TO SUIT**

LEASE 2 TO 8.92 ACRES / PURCHASE 8.92 ACRES
BUILD-TO-SUIT UP TO 160,161 SF

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

2200 IRON MILLS COURT

ABBOTSFORD, BC

Opportunity

Lee & Associates is pleased to present the opportunity to purchase or lease 8.92 acres of industrial land or build-to-suit up to 160,161 sq ft of building area on 8.92 acres. The Landlord is prepared to lease demised portions of the Property from 2 acres and up. The Property has zoning in place, services at the lot line, and a building permit in process.

Situated in West Abbotsford, the Property is ideally positioned near the intersection of Iron Mills Court and Peardonville Road, the property benefits from excellent access to Highway 1, Mt Lehman Road, Fraser Highway, and South Fraser Way. It's location ensures convenient access to Abbotsford International Airport, the Sumas US Border Crossing, and the broader Fraser Valley and Metro Vancouver.

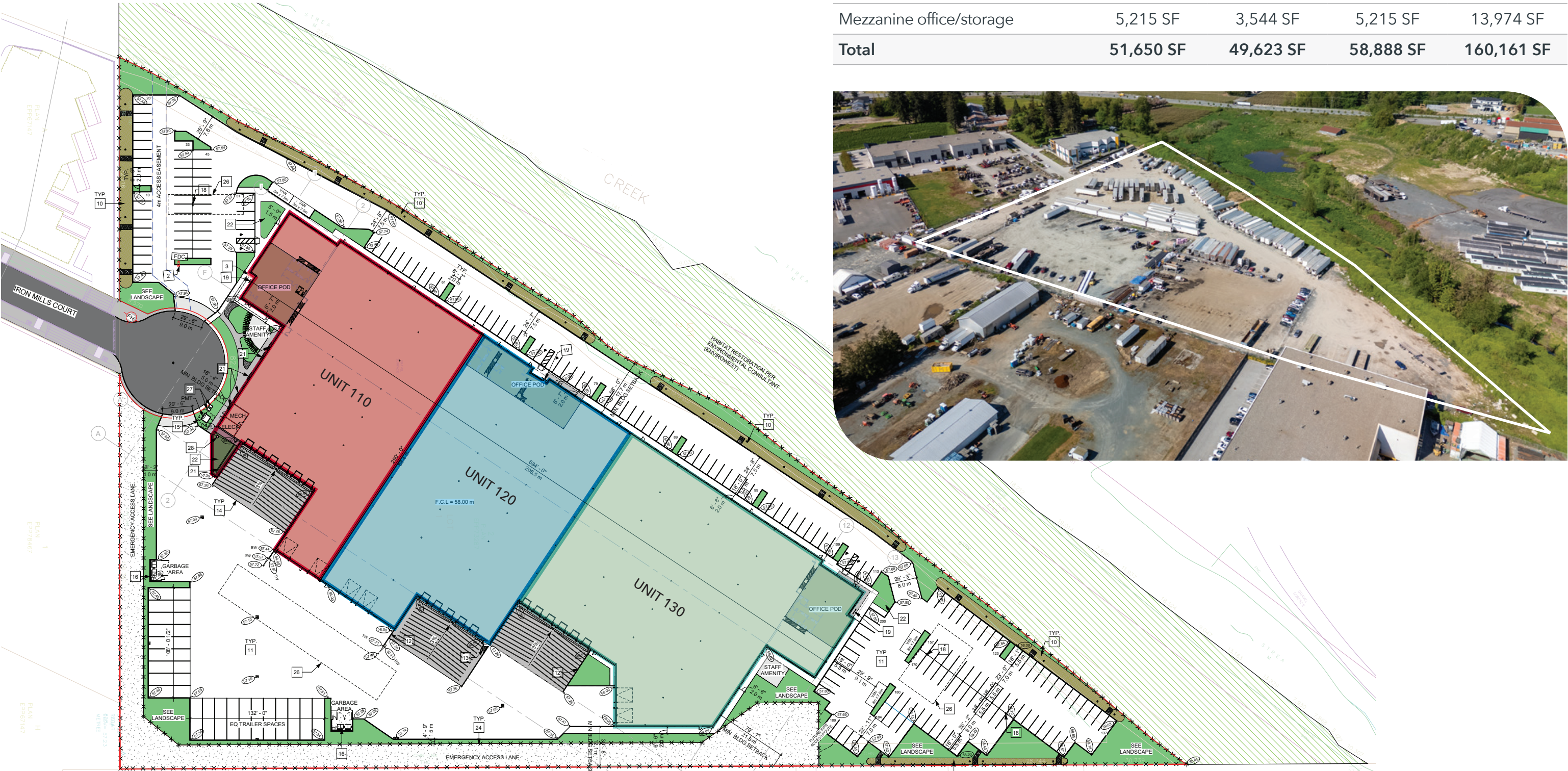
Property Features

- » Large 8.92-acre site with flexible configuration potential; net site area is approximately 8.27-acres
- » Landlord has reached Fourth Reading, with Building Permit in place for a 160,161 sq ft facility can be demised from 49,623 sq ft
- » Landlord has paid a \$3,000,000 bond to The City of Abbotsford
- » Can be purchased/leased individually or with 2162 Peardonville Road for a combined ±12.82 acres
- » I2 (General Industrial Zoning) (click to see bylaw) supports a broad array of uses including outside storage, manufacturing, transportation & logistics and more
- » Month-to-Month Tenancies in place, contact the Listing Broker for Confidentiality Agreement (CA) to view Rent Roll
- » Due Diligence Materials available including Building Drawings, Geotechnical Reports, and Environmental Report; Contact Broker for CA

Available Area	8.92 acres ~388,555 SF
Build-to-Suit	160,161 SF demised into three units (49,623 SF + 51,650 SF + 58,888 SF)
Monthly Basic Rent	Contact broker
Monthly Additional Rent (2025 Estimate)*	\$1.15 PSF + management fee *All leases will be triple net with tenant responsible for all utility costs and business related costs. Lease rates are quoted net of GST
Property Taxes	\$371,437.00
PID	031-936-482
Legal Description	LOT A SECTION 13 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN EPP118499
Asking Price	Contact Broker
Availability	Immediately



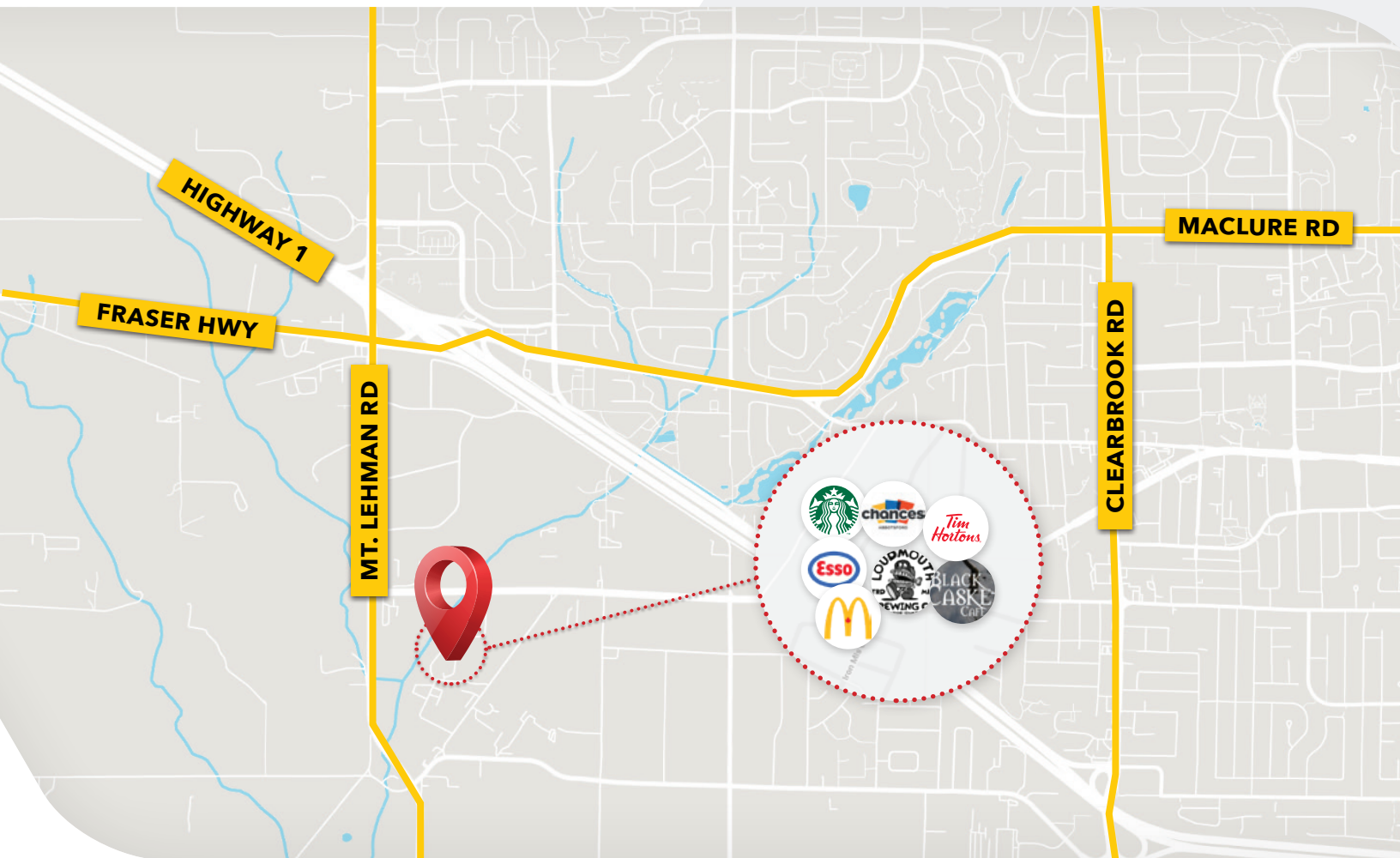
Site Plan & Unit Breakdown



	Unit 110	Unit 120	Unit 130	Total Building
Warehouse	42,995 SF	42,264 SF	50,233 SF	135,492 SF
Main floor office	3,440 SF	3,815 SF	3,440 SF	10,695 SF
Mezzanine office/storage	5,215 SF	3,544 SF	5,215 SF	13,974 SF
Total	51,650 SF	49,623 SF	58,888 SF	160,161 SF

2200 IRON MILLS COURT

ABBOTSFORD, BC



Drive Times



Fraser Highway
5 min | 2.6 km



Abbotsford Intl. Airport
5 min | 3.1 km



Trans-Canada Highway
5 min | 3.3 km



Highway 11
9 min | 9.4 km



Sumas Border Crossing
16 min | 12.9 km



Aldergrove Border Crossing
17 min | 13.1 km



Mission
18 min | 16.5 km



Highway 7
20 min | 18.1 km



Deltaport
55 min | 67.7 km

Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran

Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal

Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com