

FOR SALE & LEASE 2105 CARPENTER ST • ABBOTSFORD • BC



CDW
& ASSOCIATES
COMMERCIAL REAL ESTATE

CHARLES WIEBE, CIPS, E. TECH
COMMERCIAL REALTOR®
778-549-8555
charles@cdwandassociates.com

MARTY PETERS, CIPS
COMMERCIAL REALTOR®
604-308-2931
marty@cdwandassociates.com

cdwandassociates.com

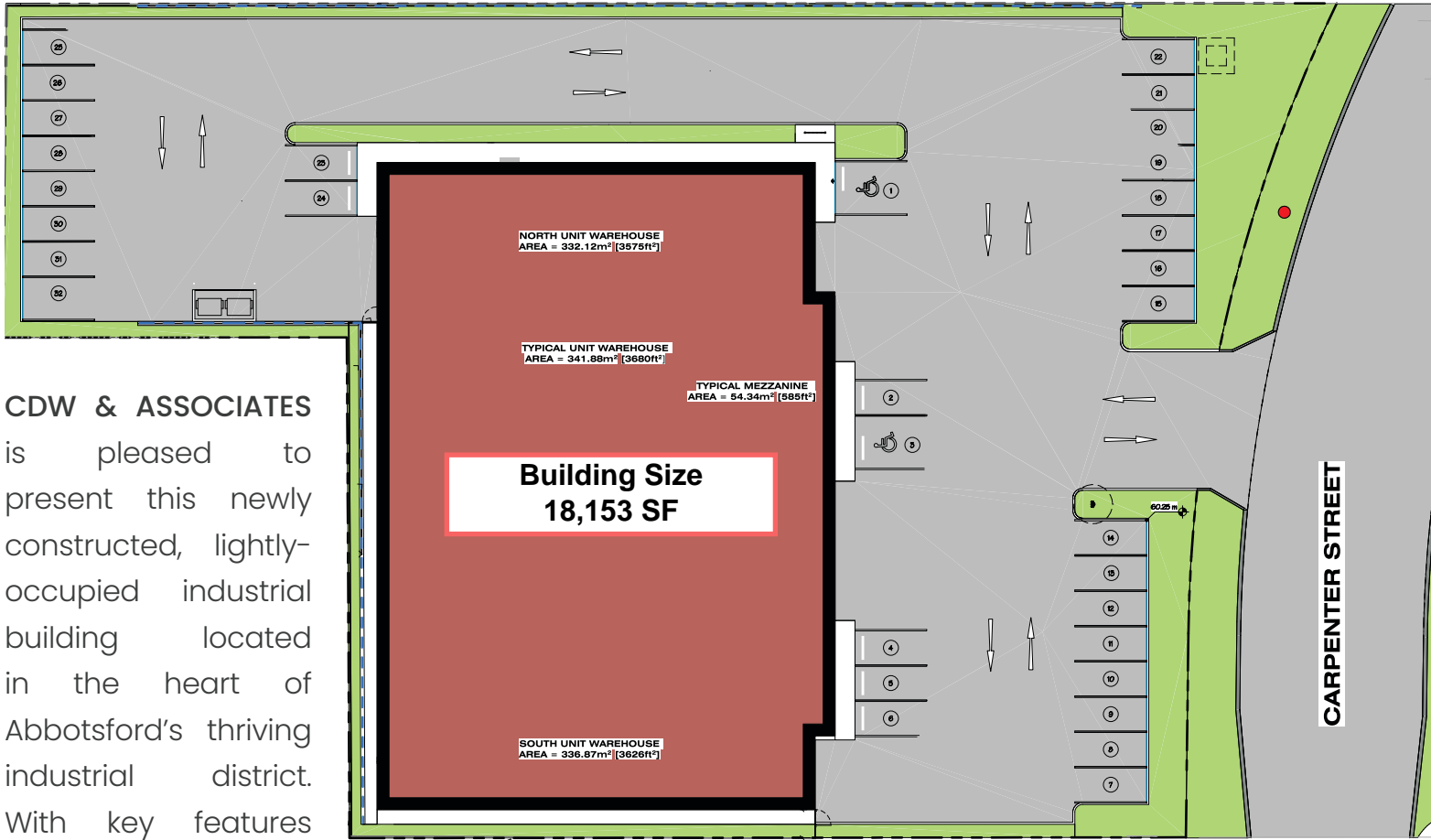
501 - 889 Pender Street, Vancouver, BC

REMAX
COMMERCIAL
ADVANTAGE



Each office independently owned and operated.





CDW & ASSOCIATES

is pleased to present this newly constructed, lightly-occupied industrial building located in the heart of Abbotsford's thriving industrial district. With key features such as 6 Grade-Level Loading Doors, a modern facade plus being in a prime location that provides immediate access to Highway 1 as well as the Marshall/16th Avenue corridor, makes it an ideal spot for transportation, logistics, and distribution for any company! Ample space designed to meet the needs of modern industrial operations, this space is perfect for manufacturing, warehousing, or distribution. This new-constructed facility offers a rare opportunity to establish or expand your business in one of Abbotsford's most strategic industrial locations with close proximity to major transportation routes, the building ensures efficient access to the Lower Mainland and US.





FOR SALE ABBOTSFORD, BC

BUILDING SIZE:
18,153 SF

LAND SIZE:
1.23 ACRES

PRICE:
\$10,000,000

AVAILABILITY:
CURRENTLY LEASED UNTIL
AUGUST 31, 2026

MLS NUMBER:
C8077894

ZONING:
I2 - GENERAL
INDUSTRIAL ZONE

FOR LEASE ABBOTSFORD, BC

BUILDING SIZE:
18,153 SF

LEASE RATE:
\$15.75/SF

ADDITIONAL RENT:
\$6.65/SF

AVAILABILITY:
SEPTEMBER 1, 2026

MLS NUMBER:
C8076193

ZONING:
I2 - GENERAL
INDUSTRIAL ZONE



CLOSE
PROXIMITY TO
SIGNIFICANT
OVERPASSES AND
MAJOR
HWY ACCESS

AMPLE
PARKING FOR
STAFF AND
CLIENTS AROUND
ENTIRE
BUILDING

EASY
ACCESS TO
ABBOTSFORD
AIRPORT

TO CHILLIWACK
HWY 1 (TRANS CANADA)
TO VANCOUVER

An aerial photograph of Abbotsford, British Columbia, showing a mix of residential neighborhoods, commercial buildings, and agricultural fields. A major highway, Highway 1 (Trans Canada), runs diagonally across the lower half of the image. Three callout circles are overlaid on the image: one on the left pointing to highway infrastructure, one in the center pointing to a large parking area, and one on the right pointing to the Abbotsford International Airport. The text 'TO CHILLIWACK HWY 1 (TRANS CANADA) TO VANCOUVER' is written along the highway.

DIRECT ROUTE FROM
HWY 1 (TRANS-CANADA)
VIA
MT. LEHMAN
OVERPASS
SOUTH TO
MARSHALL ROAD
EAST TO
CARPENTER STREET

CDW

2105
CARPENTER STREET





MT. LEHMAN OVERPASS



TRANS CANADA HIGHWAY (HWY 1)

CLEARBROOK ROAD OVERPASS



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