



FOR SUBLEASE

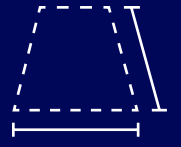
14.6 Acres of Serviced Industrial Land in South Sumas

37015 North Parallel Road, Abbotsford

Accelerating success.



Quick access to Hwy 1



Wide spectrum of industrial uses

Josh Gaze

Personal Real Estate Corporation
+1 604 754 9859
josh.gaze@colliers.com

Austin Adamson

+1 604 805 1078
austin.adamson@colliers.com

Randy Heed

Personal Real Estate Corporation
+1 604 661 0831
randy.heed@colliers.com

Property Overview

Civic Address	37015 North Parallel Road, Abbotsford		
Location	Located just north of the Trans-Canada Highway and minutes from the Whatcom Road interchange and Abbotsford/Sumas border crossing. Convenient access makes this property ideal for a range of large format industrial land requirements.		
Neighbouring Businesses	<ul style="list-style-type: none"> Fraser Valley Steel & Wire FraserWay RV Four Season RV Rentals Cropac Equipment Ltd. 		
Zoning	Wide spectrum of industrial uses		
Site Area*	14.6 acres net usable (5.34 ha)		
Area Breakdown*	Area A	Area B	Area C
Asking Rate (per SF)	LEASED	5.6 ac \$2.25	9.0 ac \$2.75
Additional Rent	Contact Listing Agents		
Property Taxes**	9.5689 per \$1,000 assessed value		
Available	Immediately		

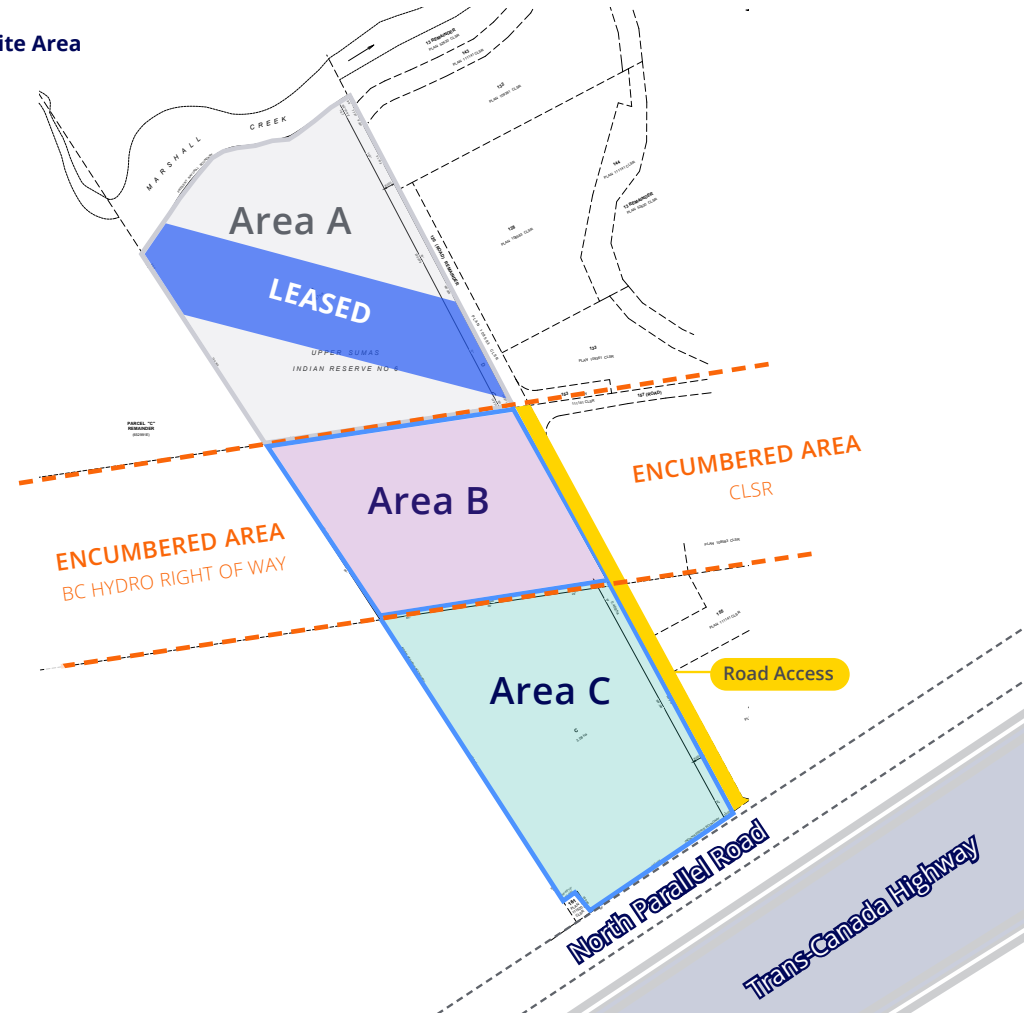


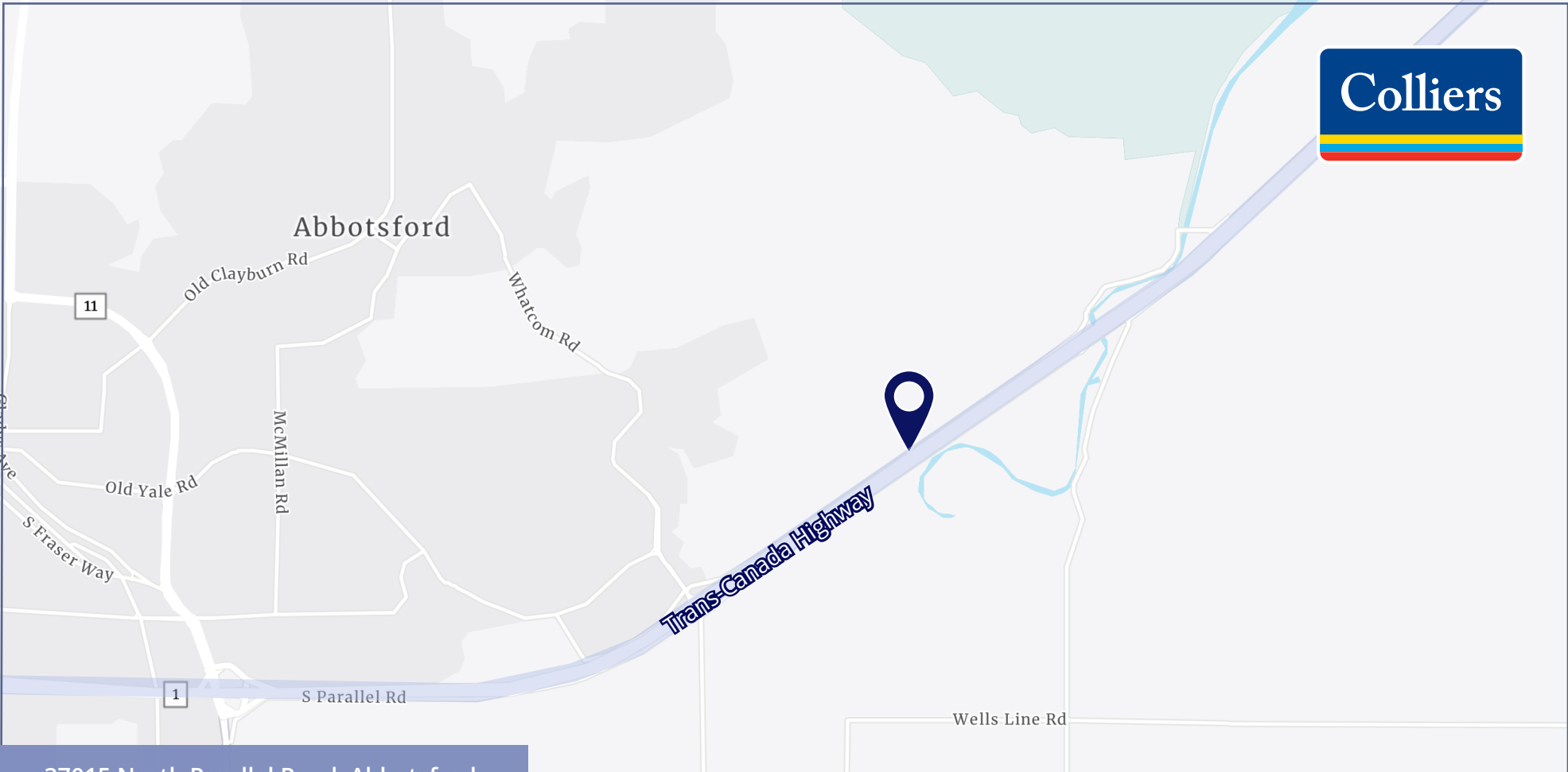
* Areas are approximate and to be verified
 ** Mill Rate

Opportunity to sublease 14.6 acres of serviced, industrial land in the South Sumas district of Abbotsford

Comments	Area A & Area C have been filled and grade is now 2.5m above highway road level	
Services	Hydro: Available at lot line Storm Sewer: Storm SewPipe system installed Sanitary Sewer: On-site septic or pump out tank system Water: Infrastructure to suit tenant's requirements	
Uses	Ideal for an industrial company that requires a large amount of yard area for storage. Various opportunities are available for the construction of an industrial building to suit a tenant's requirement will be considered on Area C fronting North Parallel Road with exposure to the Trans-Canada Highway. Long term lease available.	

Site Area





37015 North Parallel Road, Abbotsford

Josh Gaze

Personal Real Estate Corporation
+1 604 754 9859
josh.gaze@colliers.com

Austin Adamson

+1 604 805 1078
austin.adamson@colliers.com

Randy Heed

Personal Real Estate Corporation
+1 604 661 0831
randy.heed@colliers.com

 **US Border**
13 mins

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver Brokerage.



collierscanada.com