

FOR LEASE

B120/B130 2098 CARPENTER ST • ABBOTSFORD • BC

CDW



WINDSOR INDUSTRIAL COMPLEX

CDW
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COMMERCIAL REAL ESTATE

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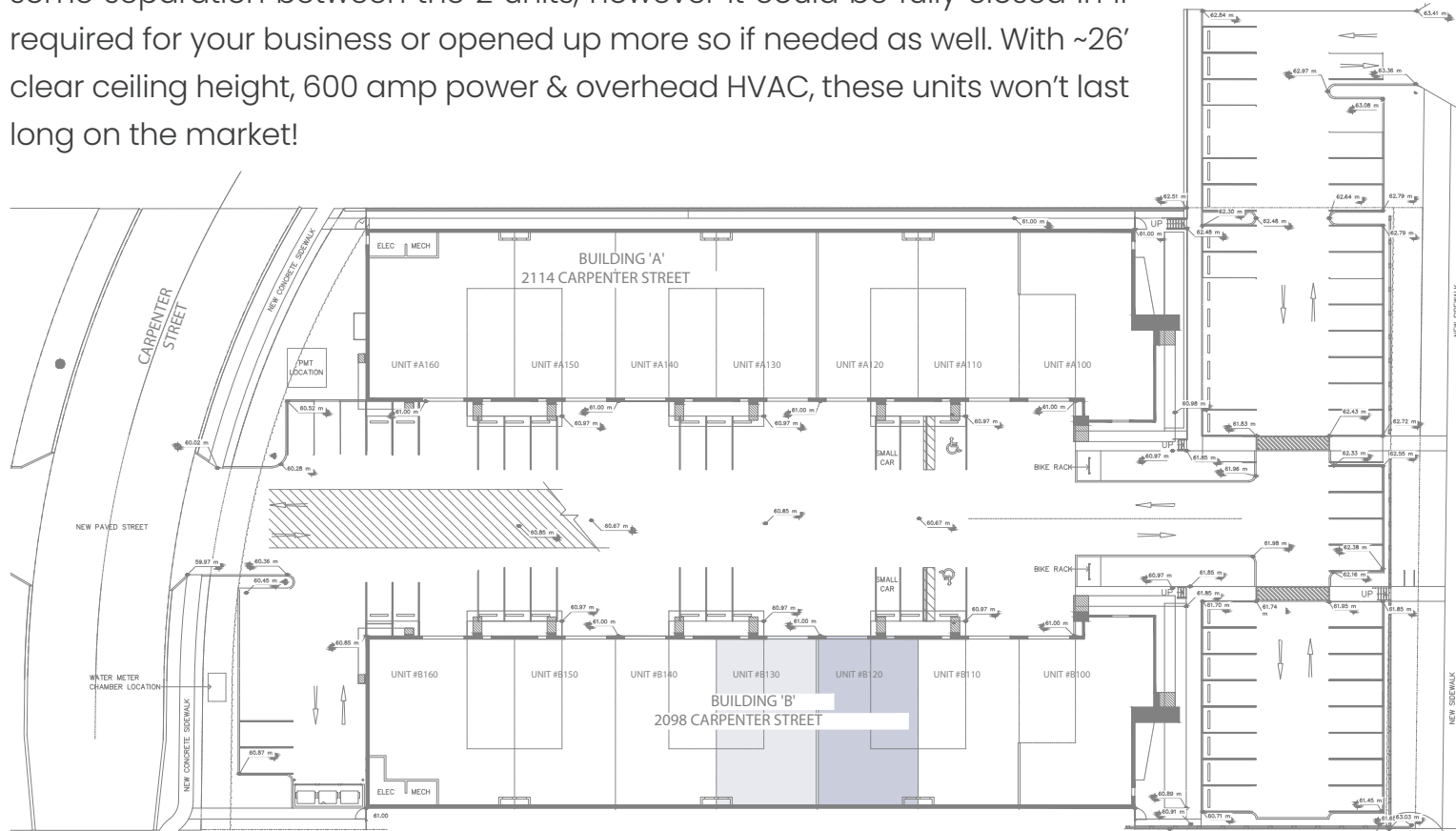
REMAX
COMMERCIAL
ADVANTAGE



Each office independently owned and operated.



LOCATED MID-LINE OF BUILDING B AT WINDSOR INDUSTRIAL COMPLEX, these 2 side by side units are available for September 1, 2026. With a grade loading door located at the front of each unit, these units have remained essentially untouched since they were first leased out a few years ago with the only addition of a couple offices located in B120. A partial demising wall was created to provide some separation between the 2 units, however it could be fully closed in if required for your business or opened up more so if needed as well. With ~26' clear ceiling height, 600 amp power & overhead HVAC, these units won't last long on the market!



INDUSTRIAL UNITS FOR LEASE ABBOTSFORD, BC

3,944 SF

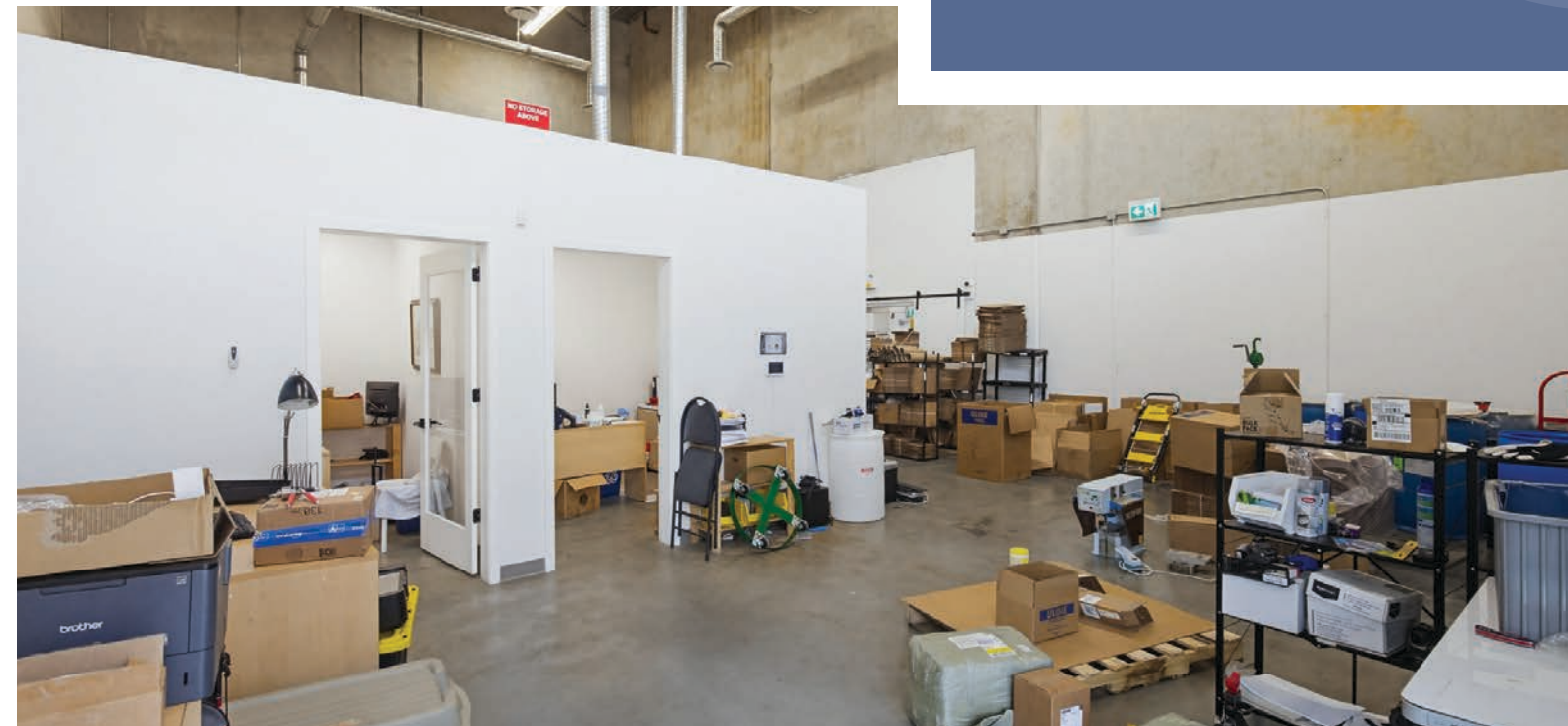
LEASE RATE:
\$15.50/SF

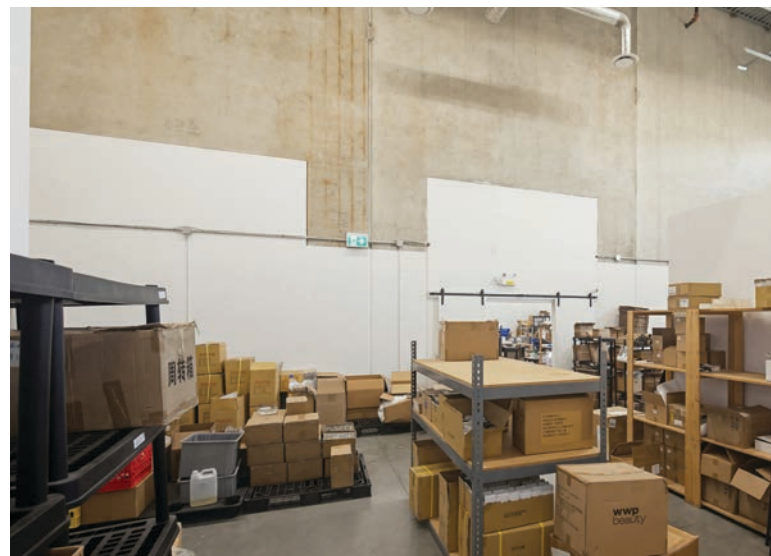
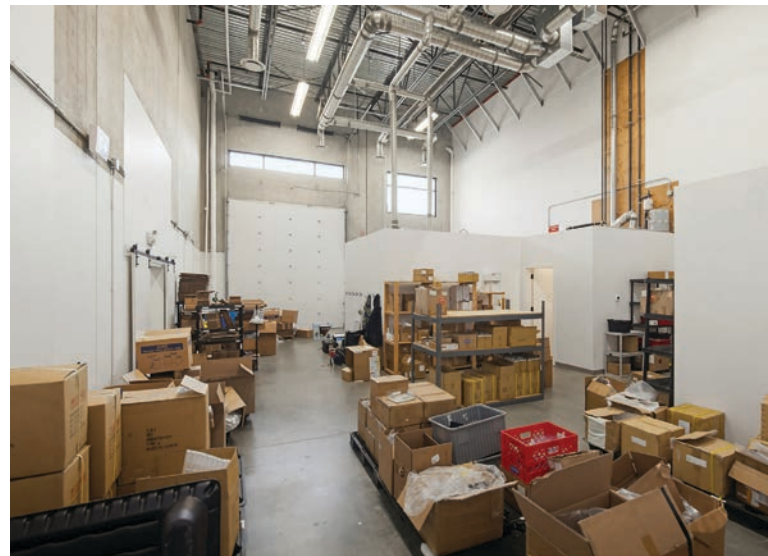
ADDITIONAL RENT:
\$6.40/SF

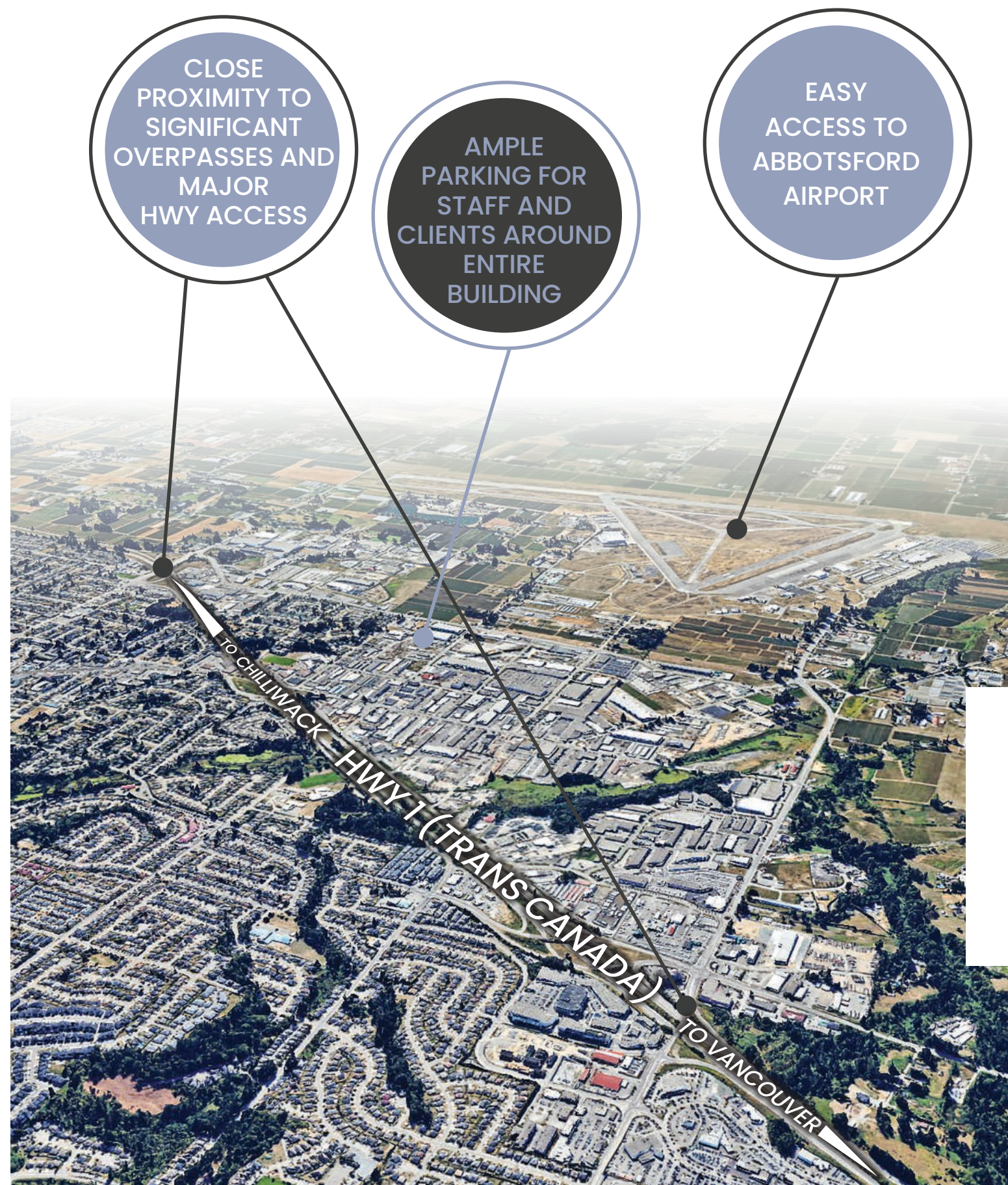
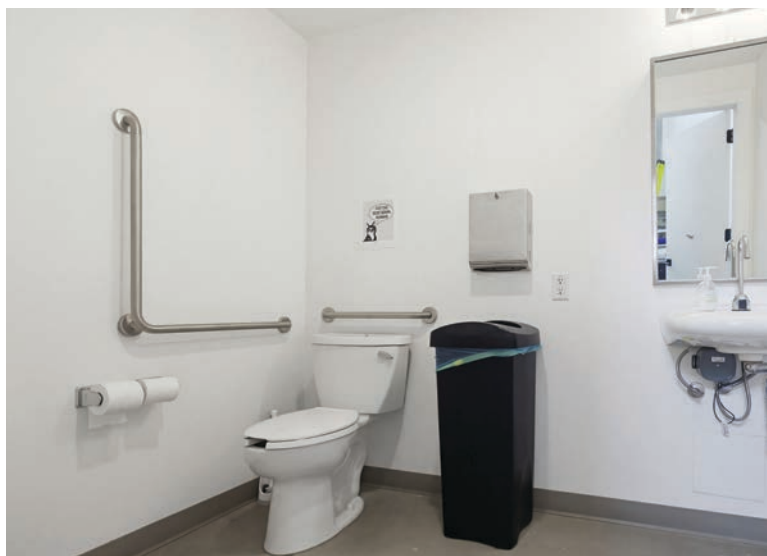
AVAILABILITY:
SEPTEMBER 1, 2026

MLS NUMBER:
C8078866

ZONING:
I2-GENERAL
INDUSTRIAL ZONE







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

CDW

2098
CARPENTER STREET



MT. LEHMAN OVERPASS



TRANS CANADA HIGHWAY (HWY 1)

CLEARBROOK ROAD OVERPASS

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