

**AVISON
YOUNG**

For Lease

Unit C120 - 1471 Riverside Road
Abbotsford, BC



4,762 sf brand-new industrial strata unit with high exposure along Riverside Road, located just off Highway 1 in Abbotsford's Sumas industrial area

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**Joe Lehman Personal Real Estate Corporation*



Opportunity

Avison Young is pleased to present the exclusive opportunity to lease a brand-new 4,762 sf industrial strata unit in Abbotsford’s newest industrial development. This unit boasts high-quality construction and premium specifications, ensuring a top-tier workspace. Its prime location features exceptional visibility with ample glazing along Riverside Road in east Abbotsford, making it an ideal choice for your business.

Unit details

UNIT BREAKDOWN

Warehouse	3,847 sf
Mezzanine	915 sf
Total	4,762 sf

CONSTRUCTION

Insulated concrete tilt-up

ZONING

I2 General Industrial

LEASE RATE

\$19.50 psf, net

ADDITIONAL RENT

\$5.37 psf (estimate)










AVAILABLE

June 1, 2025

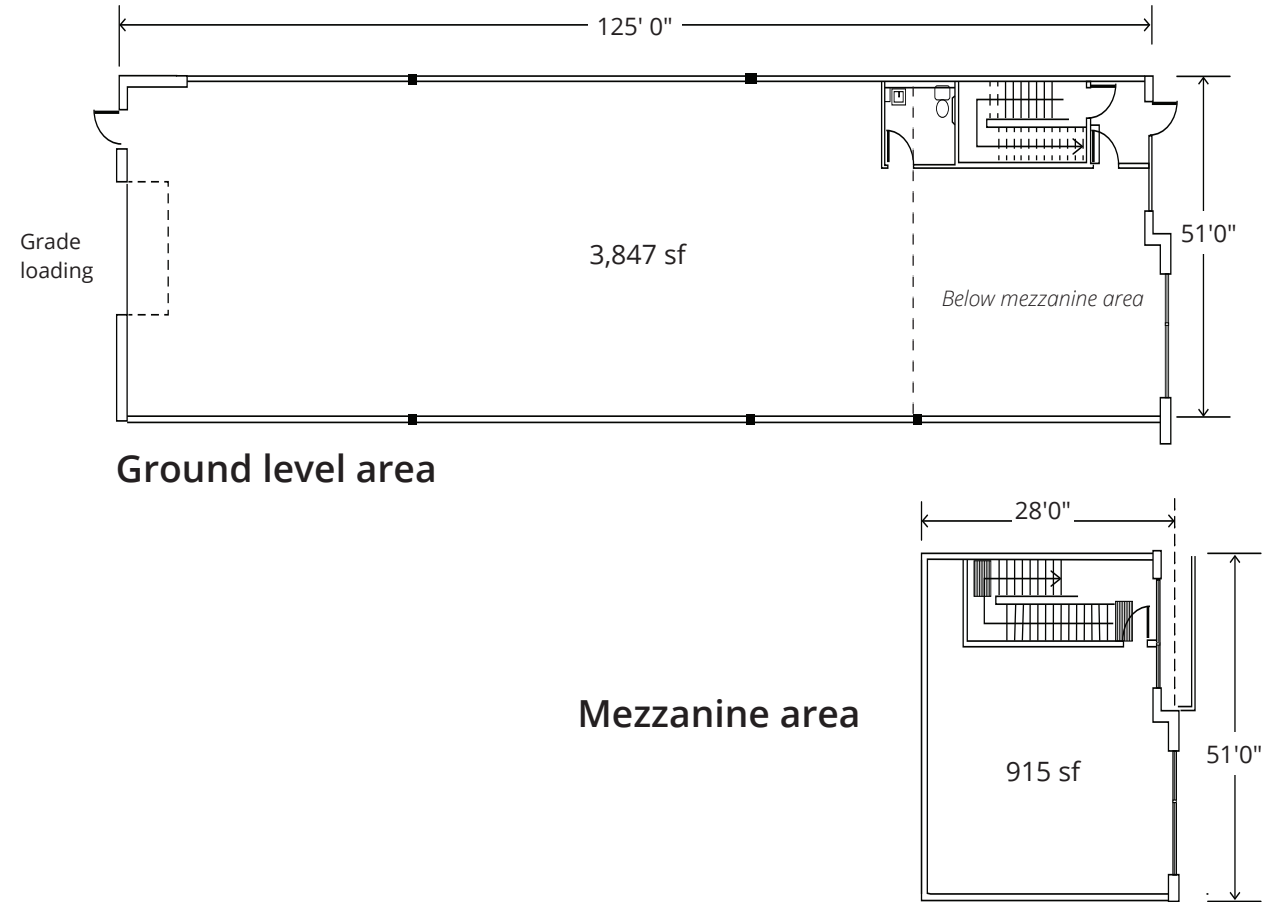
Location

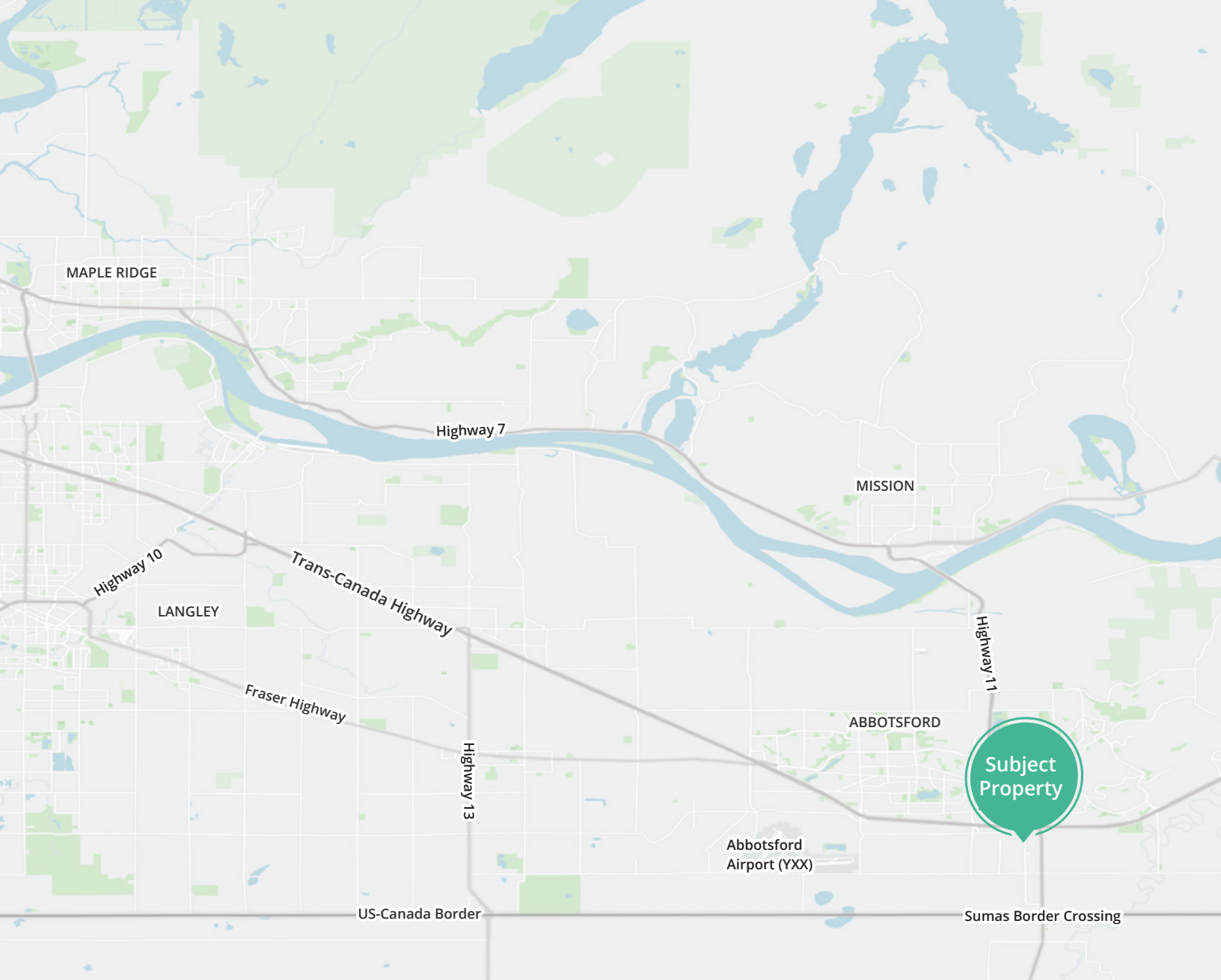
Conveniently located in east Abbotsford, the unit offers a prime location just south of Highway 1 (Trans-Canada Highway) and west of Highway 11 (Sumas Way). This strategic positioning ensures effortless access to major arterial routes, Abbotsford International Airport, the Sumas/US Border Crossing, and neighbouring communities throughout the Fraser Valley.

Unit highlights

-  One (1) grade-level loading door (12 ‘x 14’)
-  26’ clear ceiling height in the warehouse
-  200 amps, 600 volt, 3-phase electrical service
-  500 lbs psf warehouse floor load capacity and 100 lbs psf mezzanine floor load capacity
-  Excellent exposure, signage and corporate branding opportunity
-  ESFR sprinkler system
-  Six (6) parking stalls
-  High-efficiency LED lighting and a skylight (6’ x 6’) to provide natural light
-  Gas-fired unit heater

Unit plan





Drive times

01 minute to Highway 11

01 minute to Highway 1

01 minute to Sumas/US Border Crossing

09 minutes to Abbotsford International Airport

10 minutes to Fraser Highway

15 minutes to Mission Bridge

18 minutes to Mission

30 minutes to Port Mann Bridge

01 hour to Downtown Vancouver

Contact for more information

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