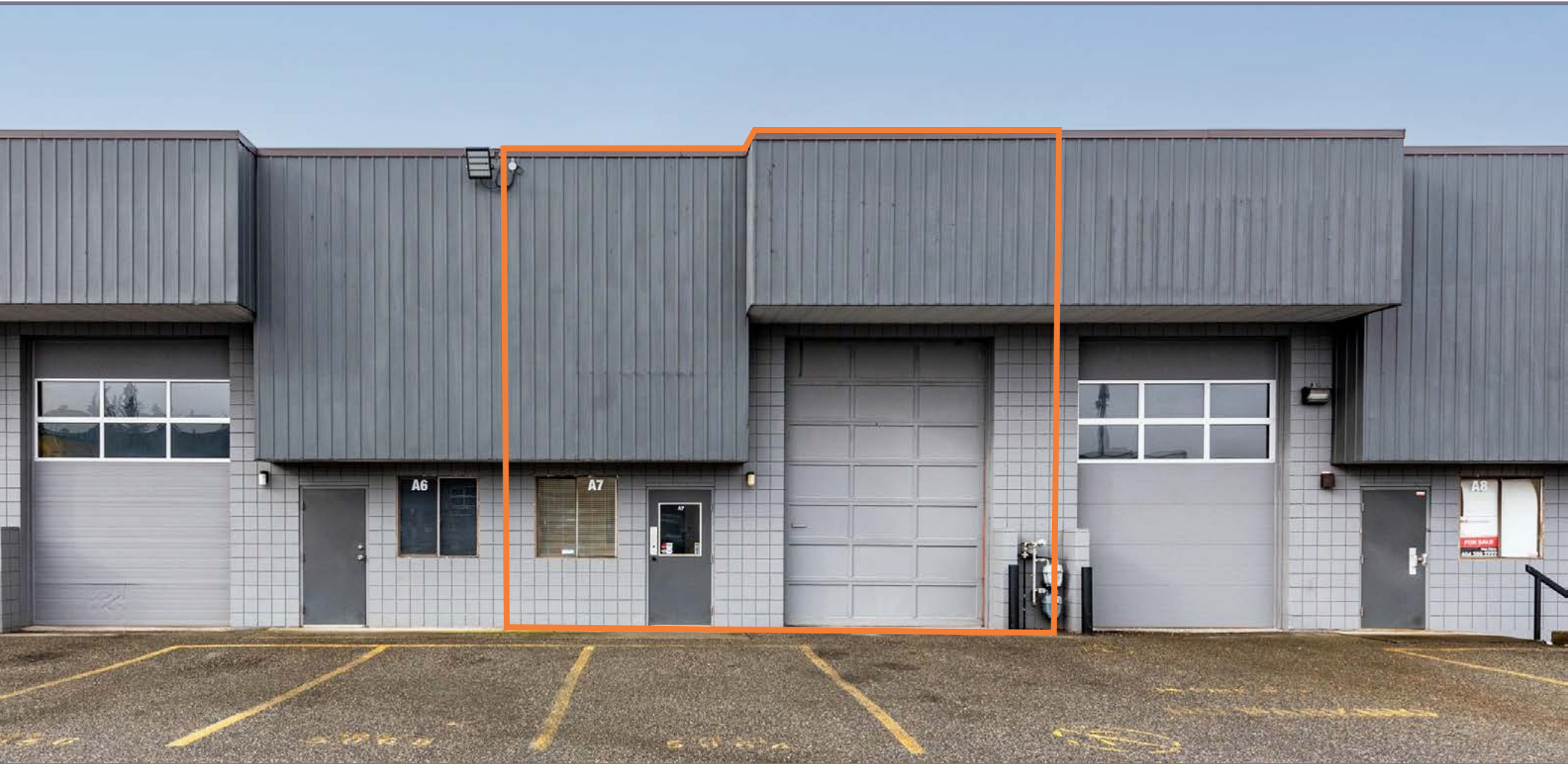


FOR LEASE

A7 - 33733 King Road, Abbotsford, B.C.

2,059 SF INDUSTRIAL WAREHOUSE WITH CONVENIENT HIGHWAY ACCESS IN ABBOTSFORD



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OPPORTUNITY

Presenting the opportunity to lease a 2,059 SF industrial warehouse unit in one of Abbotsford's most established business districts. Located on King Road, this property offers convenient access to Highway 1.

The unit features 2,059 SF of ground floor space with 17'10" clear ceiling height, one grade-level loading door, a lunchroom, bathroom, and private office, providing flexible space for a range of operations. Zoned I2 General Industrial, this property is suitable for a variety of industrial, logistics, and service-commercial uses.

Please contact agent for a list of permitted uses.



HIGHLIGHTS



2,059 SF Industrial Warehouse



Grade Loading



Easy Access to Highway 1



I2 Zoning



Basic Rent: \$14.00/SF

SALIENT DETAILS

Civic Address: A7 - 33733 King Road, Abbotsford, B.C.

Legal Description: Strata Lot 5, Section 15, Township 16, New Westminster District, Strata Plan NW891, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1. The land herein, by virtue of Section 61 of the Condominium Act, is now known as Strata Lot 5, Section 15, Township 16, New Westminster District, Strata Plan LMS927 (with Strata Plans NW891 and LMS833), together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

PID: 018-333-389

Improvements:	Warehouse:	1,893 SF
	Ground Floor Office:	166 SF
	Total:	2,059 SF

Ceiling Clear Height: 17' 10"

Loading Doors: 1 Grade (10' x 14')

Power: 60A - 120/208V - 3 Phase

Parking Stalls: 4

Year Built: 1977

Zoning: I2 - General Industrial

Basic Rent: \$14.00/SF

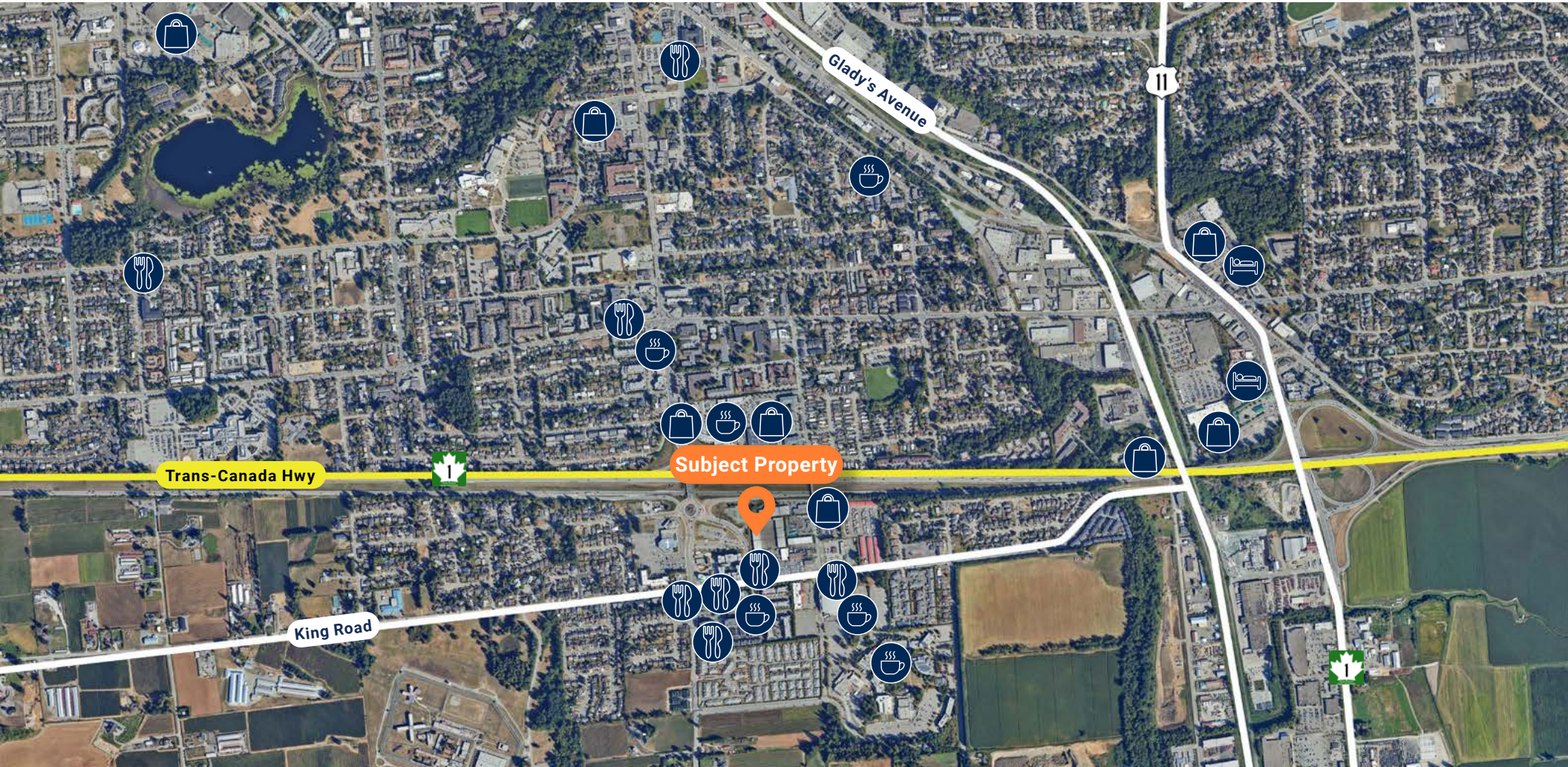
Additional Rent (Est. 2026): \$6.81/SF



LOCATION OVERVIEW

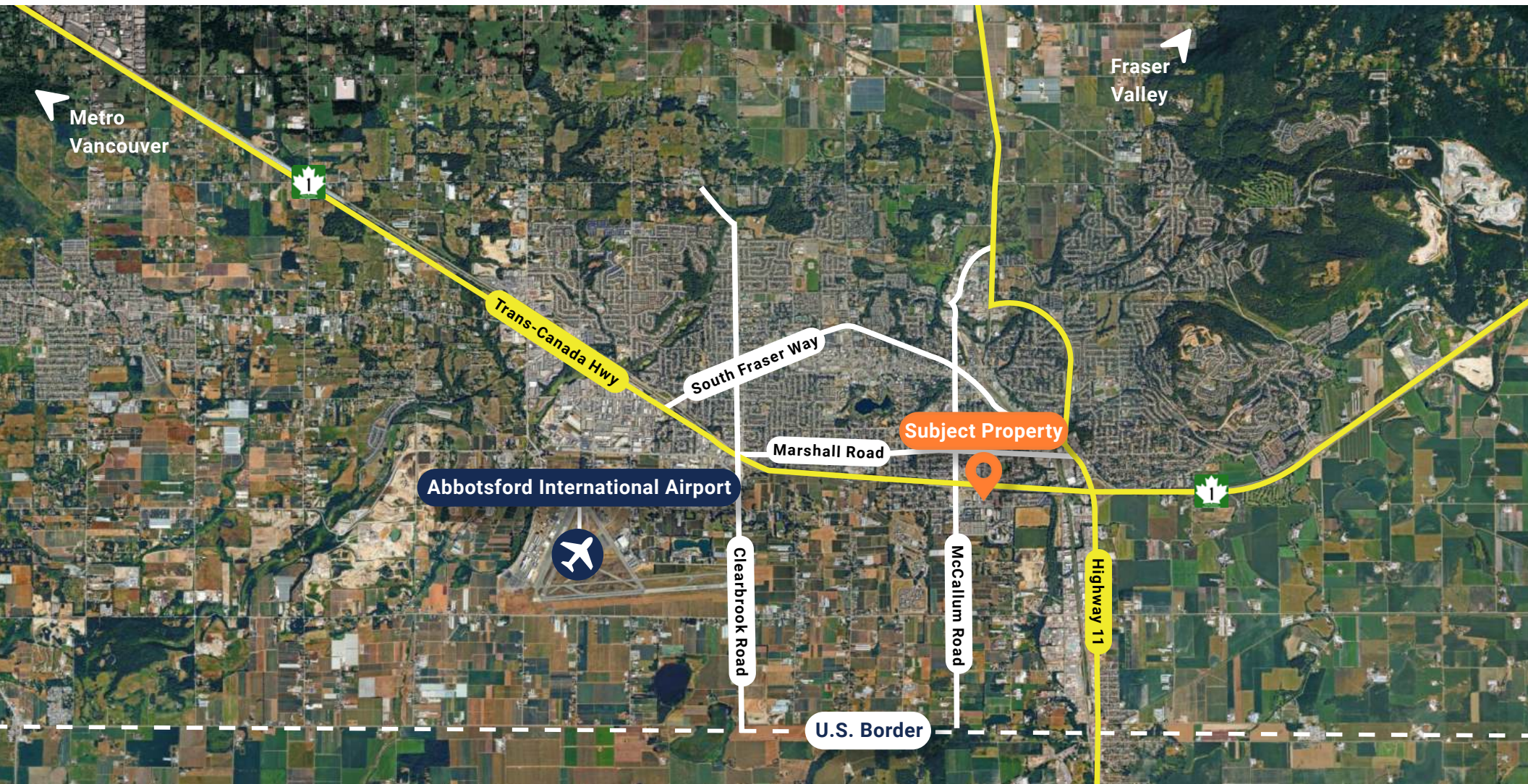
Located in the well-established King Road Industrial Park, this property is close to the University of Fraser Valley, the Abbotsford Centre, and diverse retail and service options along South Fraser Way and McCallum Road. Strategically positioned within a rapidly growing commercial and industrial area, it offers excellent regional connectivity with access to Highway 1 and Highway 11, supporting efficient operations and strong regional connectivity throughout the Fraser Valley.

AMENITIES			
	Gas		Restaurants
	Transit		Coffee
	Hotels		Retail



DRIVE TIMES

With prominent access to Highway 1 via McCallum Road, this property benefits from seamless travel throughout the Fraser Valley and into Metro Vancouver. Abbotsford International Airport is only 10 minutes away, while the U.S. border is 12 minutes away via Highway 11. Its proximity to South Fraser Way, Marshall Road, and Clearbrook Road further enhances connectivity for logistics operations.



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