

For Sale / Lease

CBRE

30824 South Fraser Way

Abbotsford, BC

RARE HIGHWAY #1 FACING PROPERTY

- + LOW SITE COVERAGE
- + 2.86 ACRES, 16,100 SF ACROSS 2 BUILDINGS
- + FUTURE REDEVELOPMENT POTENTIAL

PEARDONVILLE BUSINESS PARK



TRAFFIC COUNT:
74,000 AVERAGE DAILY VEHICLE
WIDENING TO 8 LANES

CREEK SETBACK

270'

500'

220'

630'



The Opportunity

CBRE limited is pleased to present a rare Highway #1 facing property in Abbotsford with two buildings totaling 16,100 SF on 2.86 acres. Ideal for an owner-user wanting low site coverage or for an investor/developer to hold and develop later. This rare highway-facing property provides an excellent opportunity for a company to advertise to the highway in a strong commercial area surrounded by a diverse mix of industrial, commercial and retail uses. Nearby regional amenities include the Abbotsford International Airport, Tradex Conference Center, Abbotsford Auto Mall, Quadreal's XChange Business Park, High Street Centre and more. Access is convenient and easy between the two highway exits of Mount Lehman Road and Clearbrook Road.



SALIENT DETAILS

LOT SIZE

2.86 Acres (124,581.60 SF)

PID: 010-398-325

LEGAL DESCRIPTION:

PARCEL "ONE" (EXP PLAN 12562) LOT 6
EXC: PARCEL "A" (EXP PLAN 15721), SEC
24 TWL 13 NWDP 2517

PROPERTY TAXES (2025):

\$123,126.27

ZONING: I2 General Industrial

BUILDING SIZE:

A 9,700 SF, B 6,400 SF

PROPERTY REPORTS:

Phase 1 (Keystone) , Bio Enviro
(Bluelines), Geotech (GeoPacific)

PRICING

Contact Agents



The Location

Frontage along Highway 1 delivers exceptional, high-impact exposure to over 75,000 vehicles daily. Ongoing upgrades are expanding the corridor from four to eight lanes, while recent improvements have cleared vegetation and enhanced sightlines significantly increasing visibility for businesses along the highway.

Located in Abbotsford, a major regional centre drawing from a trade area of 400,000+ people, the site benefits from steady traffic to key destinations such as the International Airport, Regional Hospital, Law Courts, Costco, Sevenoaks Shopping Centre, and the Auto Mall. The area is also supported by a robust industrial base, rich agricultural lands, and two nearby border crossings.

Ideal for businesses seeking prominent signage, strong visibility, and yard-oriented operations including equipment rental, garden centres, building supply retailers, RV or automotive services, and similar uses.

The Buildings



2 buildings totalling 16,100 SF



Gas fired heating and 400 amp, 600 volt power



5 grade doors (10' - 14')



Improved with 2 washrooms, offices, showroom



17' to 21' clear ceiling heights



Pylon Sign / building signage



Gated parking/storage



270' frontage to Highway #1

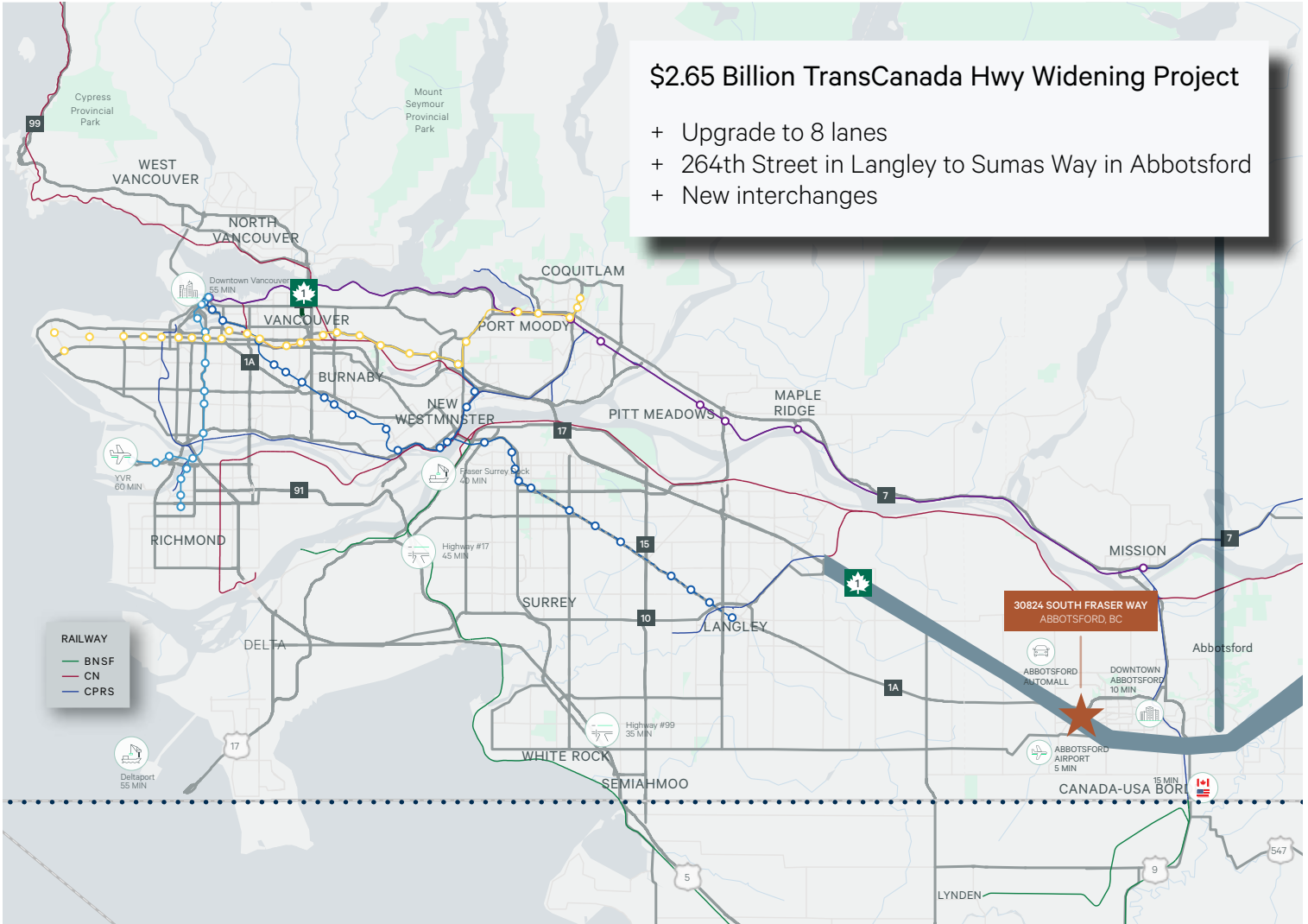
The Zoning

I2 GENERAL INDUSTRIAL

Allows for a light industrial uses, including but not limited to:

- + Auto repair
- + Building supply
- + Commercial vehicle sales
- + Courier
- + Farm equipment
- + Landscape supply
- + Recreational vehicles
- + Recycling depot and vehicle recycling
- + Warehouse
- + 40% retail permitted





Driving Times	5 MIN	10 MIN	15 MIN	35 MIN	40 MIN	45 MIN	55 MIN	60 MIN
	to Abbotsford Airport to Highway 1	to Downtown Abbotsford	to Canada/US Border	to Highway 99	to Fraser Surrey Docks	to Highway 91	to Downtown Vancouver	to YVR

Contact

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