

FOR LEASE

Colliers

720 RIVERSIDE ROAD

ABBOTSFORD, BC



The *Opportunity*

A rare, low-site-coverage industrial property improved with covered storage facilities, a mobile office structure, and ample paved yard area.

Located in the rapidly developing and highly sought after Sumas industrial area of Abbotsford, the subject property is ideally located close to the Trans-Canada Highway and minutes to the US border, with access to West Abbotsford's industrial area also accessible via Huntingdon Road.

The area has seen significant and rapid industrial growth in recent years due to its proximity to the Trans-Canada Highway, the US border crossing, and a readily available labour force.



Opportunity at a glance



Lease Rate

\$3.75 per SF



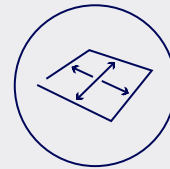
Availability

Immediate



Covered Storage

Quonset & Shed



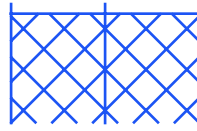
4 Acres

Total Site Size

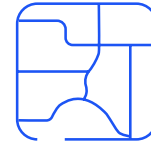




Features



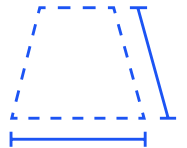
Property is fenced, gated, secure with overhead security lighting



Flexible zoning



Property has been significantly improved, including installation of a truck scale



Paved yard area

Civic Address

720 Riverside Road, Abbotsford

Zoning

I2: General Industrial Zone

Accommodates a mix of light industrial uses

Flexible zoning allows for a wide range of business uses and offers site circulation, surface parking, and storage

Site Area**

4.0 Acres

Building Areas

Quonset Hut ±15,000 SF

Shed Area ±19,000 SF

Additional Structures

One (1) portable office

Power

600-amp, 347/600-volt, 3-phase electrical service

** All areas are approximate and to be verified by the Tenant


Site Access

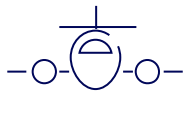
 Major route

 Minor route

 Border with US

 24h
US Border
4 minutes


TransCanada
Highway
6 minutes


Abbotsford
International
Airport (YXX)
11 minutes

Downtown Abbotsford
9 minutes

Chilliwack
23 minutes

Langley
30 minutes

Downtown Vancouver
1hr

VYR
1hr 10 minutes

Deltaport
1hr 10 minutes





Vje Road

Riverside Road

674'

263'

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