



Trans-Canada Highway

South Fraser Way

4.867 acres

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FOR LEASE

30796 South Fraser Way

ABBOTSFORD, BC

# The Opportunity

A unique opportunity to lease over 4.8 acres of I-2 industrial land in West Abbotsford. The subject property is graded, fenced, and has water and power available on site.

The lands offer excellent exposure onto the Trans-Canada Highway – and would be ideal for any business that would benefit from the thousands of daily commuters passing by along Highway 1.

<b>Civic Address</b>	30796 South Fraser Way, Abbotsford
<b>Legal Description</b>	PID: 011-338-130; Lot "B", Section 24 Township 13 New Westminster District Plan 8759 Except: Plan BCP32282
<b>Zoning</b>	I-2: General Industrial Zone <i>Flexible zoning allows for a wide range of business uses and offers site circulation, surface parking, and storage</i>
<b>Leasable Area</b>	4.867 acres* <ul style="list-style-type: none"><li>Fully serviced, fenced, and gated</li><li>Two (2) lighting poles</li></ul>
<b>Mobile Office</b>	2,406 SF* <ul style="list-style-type: none"><li>Seven (7) private offices</li><li>One (1) boardroom</li><li>Three (3) bathrooms</li><li>HVAC throughout</li></ul>
<b>Asking Rate</b>	Contact Listing Agents
<b>Availability</b>	Immediate

\*Areas are approximate and to be verified by the tenant



# Gallery





Contact Listing Agents  
to learn more today



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