

2162 PEARDONVILLE ROAD
ABBOTSFORD, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL LAND **FOR LEASE**

3.90 ACRES I-2 ZONED LAND

LOCATED IN WEST ABBOTSFORD

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Opportunity

Lee & Associates is pleased to present the opportunity to lease or pursue a build-to-suit on approximately 3.90 acres of rectangular, serviced industrial land in West Abbotsford. This site offers efficient site layout potential and is ideally located in a well-established industrial node, surrounded by key logistics infrastructure.

Situated along Peardonville Road with excellent visibility and access, the property offers direct connectivity to major transportation corridors including Highway 1, Mt Lehman Road, Fraser Highway, and South Fraser Way. Its strategic location ensures seamless access to the Abbotsford International Airport, the Sumas US Border Crossing, and surrounding communities across the Fraser Valley and Metro Vancouver.

This site can be leased on its own or in combination with a nearby 8.92-acre site at 2200 Iron Mills Court, offering nearly 13 acres of industrial land — a rare opportunity in the market.

Property Features

- » Efficient 3.90-acre rectangular parcel
- » Immediate occupancy available
- » Rare opportunity for truck parking and outside storage
- » Build-to-suit potential for users seeking a custom facility
- » Can be leased individually or with 2200 Iron Mills Court for a combined ± 12.82 acres
- » Zoned I2 (General Industrial) ([click to see bylaw](#)) supports a broad array of uses including outside storage, manufacturing, transportation & logistics and more



Available Area 3.90 acres | ~169,884 SF

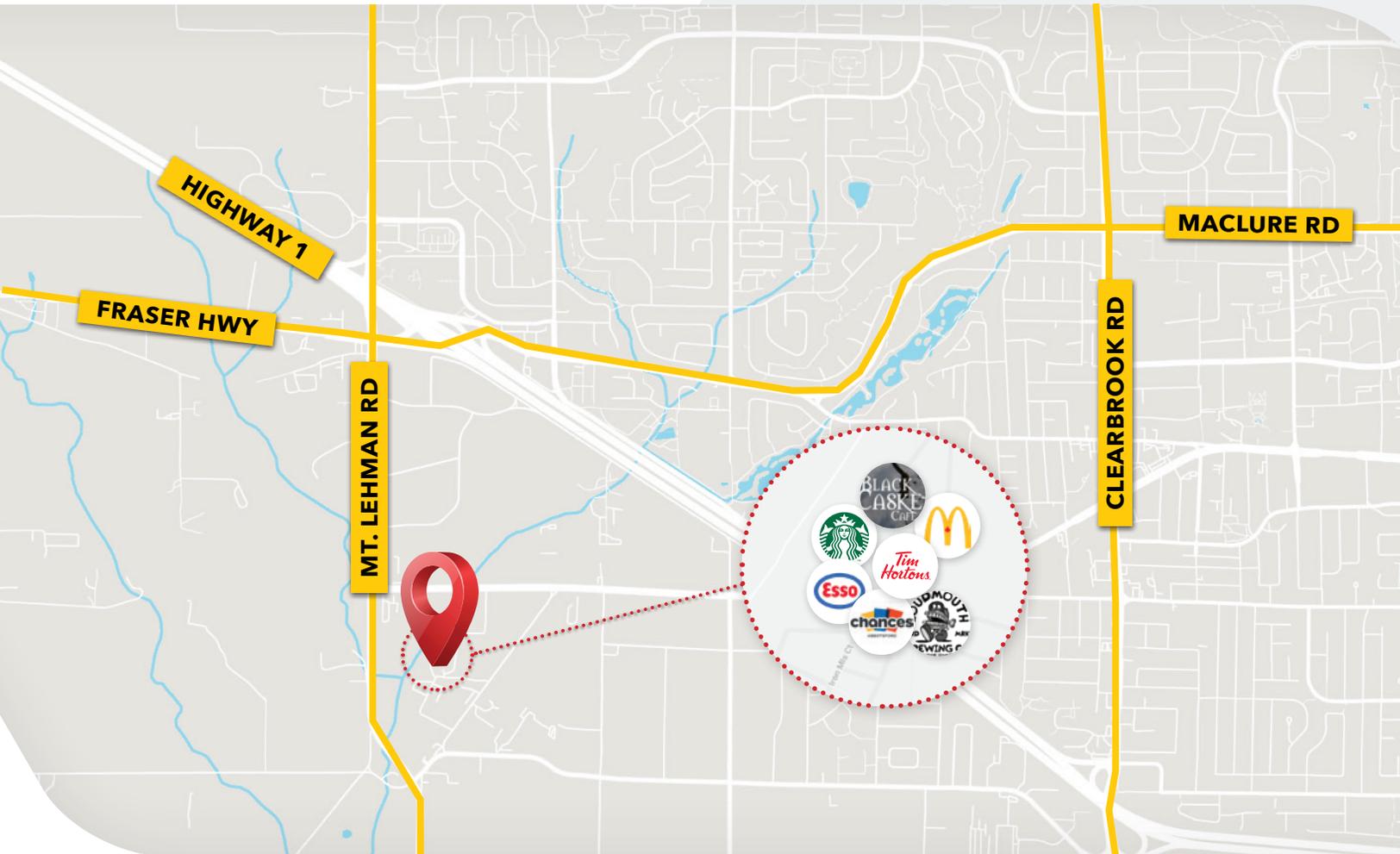
Basic Rent Contact broker
* Triple net lease. Tenant is responsible for utilities and business-related expenses. Rent quoted net of GST.

Additional Rent (2025 Estimate) \$1.35 PSF + management fee

Availability Immediately

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Drive Times



Fraser Highway
4 min | 2.5 km



Abbotsford Intl. Airport
4 min | 2.7 km



Trans-Canada Highway
4 min | 3.2 km



Highway 11
12 min | 8.5 km



Sumas Border Crossing
14 min | 12.5 km



Aldergrove Border Crossing
15 min | 12.7 km



Mission
19 min | 16.2 km



Highway 7
21 min | 17.9 km



Deltaport
57 min | 67.4 km

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