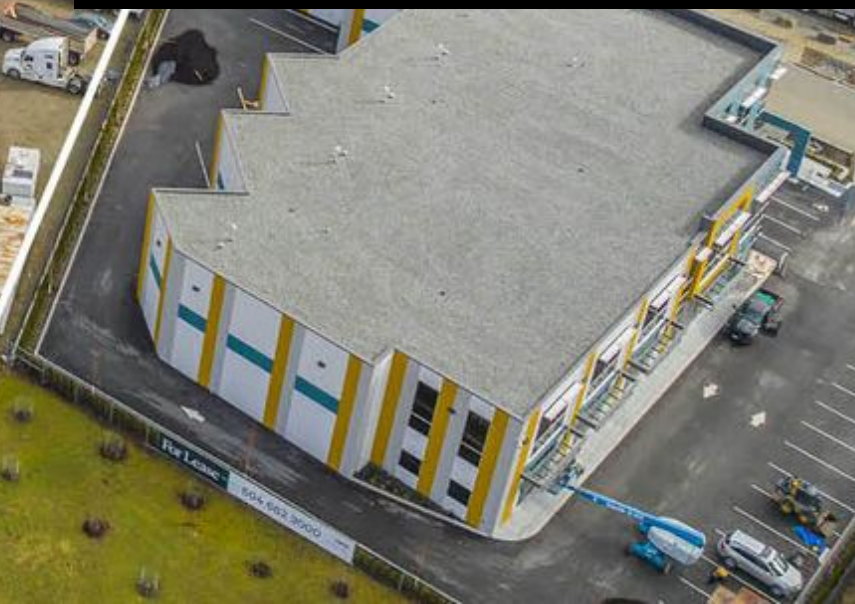




**FOR LEASE**

# 2200 Iron Mills Court

2200 Iron Mills Court  
Abbotsford, BC V4X 2L6



## FOR SALE

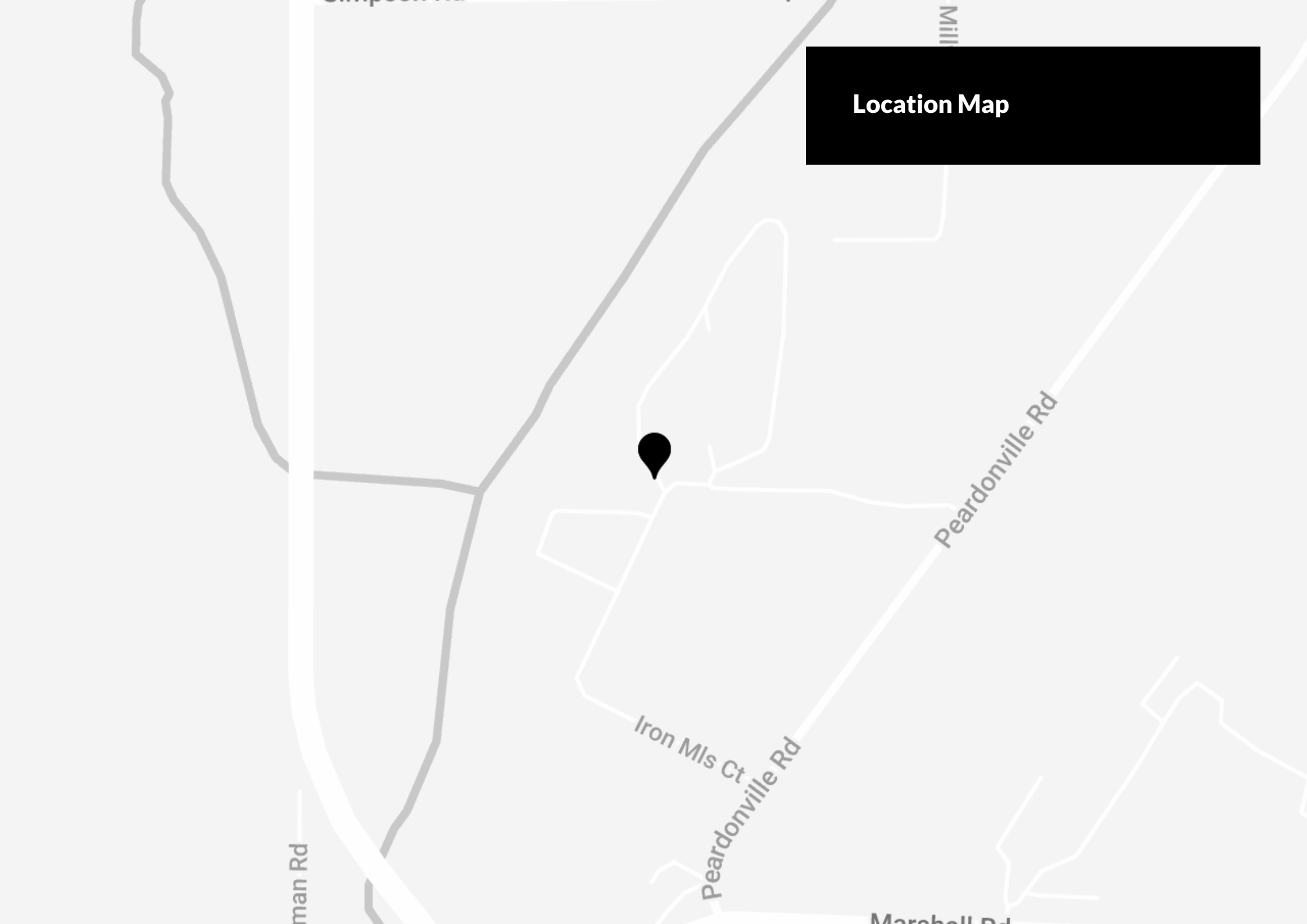
**Opportunity to purchase a large industrial property with zoning and services completed and a building permit in process.**

West Abbotsford is poised for a strong growth, making it an increasingly appealing location for businesses. The area's numerous industrial developments and opportunities are outpacing nearby neighborhoods, presenting a unique opportunity to meet the growing demand in this dynamic and rapidly evolving area.

## Area Highlights

- Conveniently located within 2.7 km to Highway 1 (Trans-Canada Highway)
- Central location in West Abbotsford with quick access to the Trans-Canada Highway, Abbotsford Airport (YXX), and the 24-hour Sumas Border Crossing.
- Ongoing infrastructure and transit improvements continue to improve travel throughout the Fraser Valley region
- Impressive selection of commercial, industrial, and retail amenities within the immediate area
- Join SafeTek, Mammoet, Noramco, Western GasCo, and other great companies moving to the area
- West Abbotsford is undergoing substantial growth, with new industrial developments emerging nearby

**Location Map**



man Rd

Iron Mls Ct

Peardonville Rd

Marshall Rd

Peardonville Rd

Mill

# Gallery





# Team



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