



## FOR LEASE

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14,461 SF Large-Bay  
Industrial Opportunity  
at Riverside Road  
Business Park

# Building B, Unit 105

## 1355 Riverside Rd., Abbotsford, BC

Brand new, large bay industrial opportunity at Riverside Road Business Park

**NEWMARK**

# THE OPPORTUNITY

Unit 105 at 1355 Riverside Road (the “Property”) is a rare chance to lease premium large-bay industrial strata space in one of Abbotsford’s most dynamic industrial hubs. Developed by Cedar Coast and built by Orion Construction, Riverside Road Business Park is the city’s first master-planned strata industrial complex. The Property is purpose built for logistics, manufacturing, and growing businesses that demand modern specs, strong access, and visibility.

Unit 105 totals 14,461 SF, including 12,652 SF of warehouse with 32’ clear ceilings and an 1,809 SF second-floor concrete mezzanine. The unit is equipped with one grade-level and two dock-level loading doors, and 13 onsite parking stalls.

**Asking Rent** \$17.50 \$16.00 PSF Year 1 Introductory Rate  
**Additional Rent** \$5.50 PSF (2026 Estimate)  
**Available Immediately**

## Unit 105 - Riverside Road Business Park



## Property Details

**Construction**  
Insulated concrete tilt-up

**Zoning**  
I2 – General Industrial

**Loading**  
1 grade (12’ x 14’)  
2 dock (8’ x 10’) doors w/ levelers

**Parking**  
Thirteen (13) parking stalls

**Heating**  
Gas-fired unit heaters

**Floor Load Capacity**  
Warehouse: 700 lbs psf  
Mezzanine: 100 lbs psf

**Sprinklers**  
ESFR sprinklers

**Ceiling Height**  
32’ clear warehouse  
18’10” mezzanine  
10’8” under mezzanine

**Lighting**  
High-efficiency LED fixtures

**Power**  
200A / 600V / 3-phase power

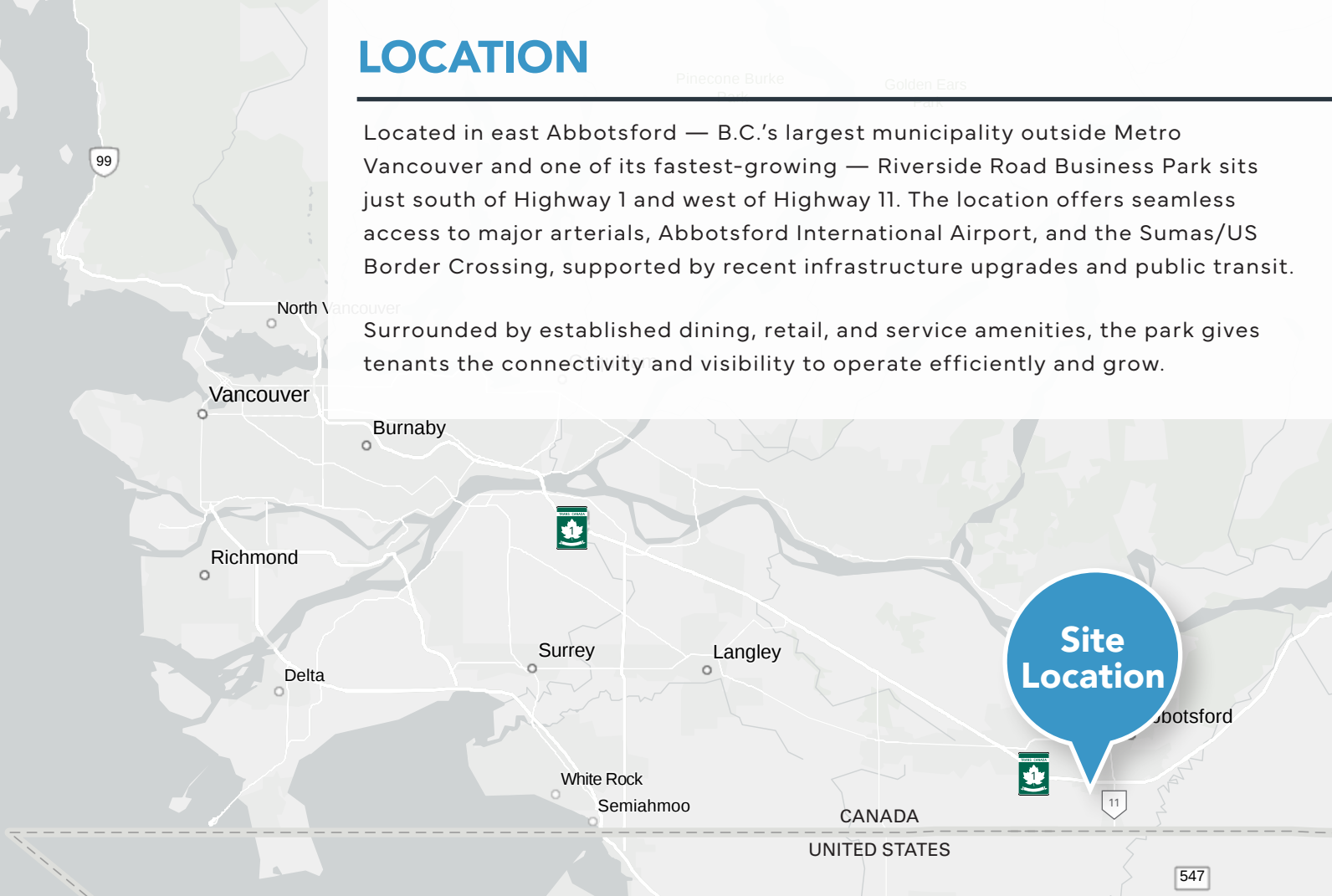
## LOCATION

Pinecone Burke

Golden Ears

Located in east Abbotsford — B.C.'s largest municipality outside Metro Vancouver and one of its fastest-growing — Riverside Road Business Park sits just south of Highway 1 and west of Highway 11. The location offers seamless access to major arterials, Abbotsford International Airport, and the Sumas/US Border Crossing, supported by recent infrastructure upgrades and public transit.

Surrounded by established dining, retail, and service amenities, the park gives tenants the connectivity and visibility to operate efficiently and grow.



## DRIVE TIMES

**1**

MIN

Highways  
1 & 11

**5**

MIN

Sumas/  
US Border  
Crossing

**9**

MIN

Abbotsford  
International  
Airport

**10**

MIN

Fraser  
Highway

**15**

MIN

Highway 7

**30**

MIN

Highway 17  
(South Fraser  
Perimeter Rd)

**1**

HOUR

Downtown  
Vancouver

**1**

HOUR

Vancouver  
International  
Airport



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