

FOR SALE

34250 Manufacturers Way, Abbotsford, B.C.

2.00 ACRE INDUSTRIAL SITE IN ABBOTSFORD



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OPPORTUNITY

Presenting the opportunity to purchase a vacant 2.00-acre industrial parcel located in Abbotsford's established Sumas Industrial Submarket. Fully serviced and zoned I2 (General Industrial), the site offers flexibility for a range of industrial uses including outside storage, commercial vehicle repair, and industrial equipment sales, leasing, and repair.

The property is flat and graveled, offering ample space for maneuvering large vehicles and equipment. An existing office trailer can be included as part of the sale, offering a turnkey solution for site operations.

Situated just off the City's designated truck route and minutes from Highway 1, Highway 11, and the Sumas US Border Crossing, the site provides excellent connectivity for both local and cross-border logistics.

This is a rare chance to secure industrial land in a supply-constrained market. Please contact the Listing Agents for more information or to arrange a tour.



HIGHLIGHTS



2.00 acre industrial site



Zoned I2, serviced, and graveled



Excellent access to Highway 1, Highway 11, and the Sumas US border crossing



Clean Stage 2 PSI



PROPERTY DETAILS

Civic Address: 34250 Manufacturers Way, Mission, B.C.

PID: 013-373-544

Legal Description: Lot 6, Plan LMP10068, Section 3, Township 16, NewWestminster Land District

Site Size: 2.00 acres

- Site Notes:**
- Fully Serviced
 - Flat and Gravelled
 - Fenced and Secured
 - Functional Office Trailer Included

- Due Diligence Reports:**
- Appraisal
 - Clean Stage 2 PSI
 - Service Report Card
 - Topography Map

Zoning: I2 – General Industrial

Allowable Uses:

The intent of Abbotsford’s I2 (General Industrial) zoning is to accommodate a broad range of industrial uses, including those requiring outdoor storage or heavier operations such as manufacturing, warehousing, distribution, transportation, and repair services. Permitted uses include:

- Unenclosed Storage
- Commercial Vehicle Parking / Repair
- Commercial Vehicle Sales/Leasing
- Recreation Vehicle Sales/Leasing/Repair
- Trade School
- Industrial Equipment Sales/Repair
- Recycling Depot
- Warehousing

Asking Price: Contact Agent



LOCATION OVERVIEW

The subject property is located in Abbotsford's established Sumas Industrial Submarket. This area is home to a variety of local, national, and international industrial businesses that have significant yard areas and take advantage of the I2 zoning's unenclosed storage allowance. Abbotsford is one of the fastest growing municipalities in Canada and boasts a skilled and educated work force.



DRIVE TIMES

Located in Abbotsford's Sumas Industrial Submarket, the subject property boasts quick and convenient access to Highway 1, Highway 11 (Sumas Way/Mission-Abbotsford Highway) the Sumas US border crossing, and the Riverside Road truck route. These major thoroughfares provide convenient travel to communities across the Lower Mainland while offering close proximity to a US border crossing, opening up travel to communities and markets in the US.



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