

#120 - 1325 Riverside Road

Building A - Riverside Road Business Park, Abbotsford, BC

17,390 SF Large-Bay Industrial Opportunity at Riverside Road Business Park



Contact

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The Opportunity

Position your business in one of Abbotsford’s most dynamic industrial hubs. Unit 120 in Building A offers premium-grade space in a master-planned business park with exceptional access, visibility, and modern specifications tailored for high-performance industrial users.

Newly developed by Cedar Coast and built by Orion Construction, Riverside Road Business Park is Abbotsford’s first premier master-planned strata industrial complex. This large-bay unit in Building A features 1 grade-level and 2 dock-level loading doors, and second-floor concrete mezzanine space.



Property Details

Available Area

Warehouse	15,062 SF
Mezzanine	3,910 SF
Total	17,390 SF

Asking Lease Rate

Contact Listing Agents

Additional Rent

\$5.37 PSF (2025 estimate)

Zoning

I-2 (General Industrial)

Ceiling Heights

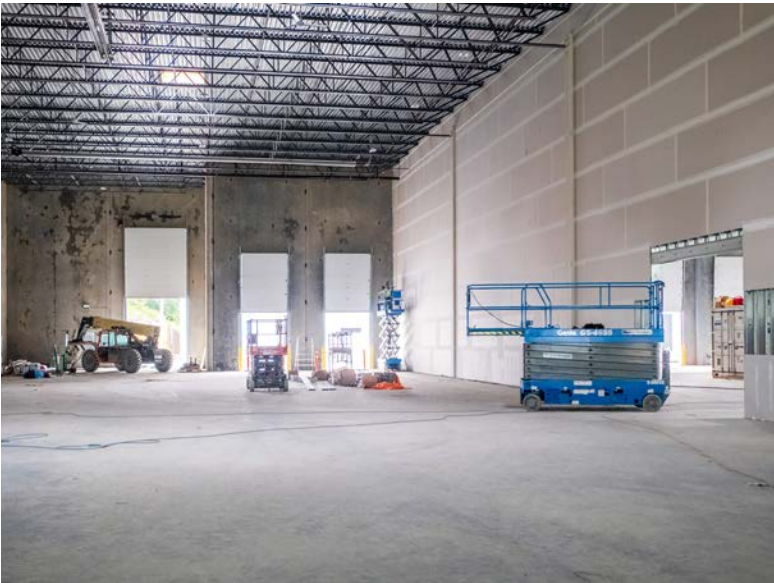
Warehouse	32’ clear
Ground Floor	10’8” to underside of joist (Below Mezzanine)
Mezzanine	18’10” to underside of joist

Year Built

2025

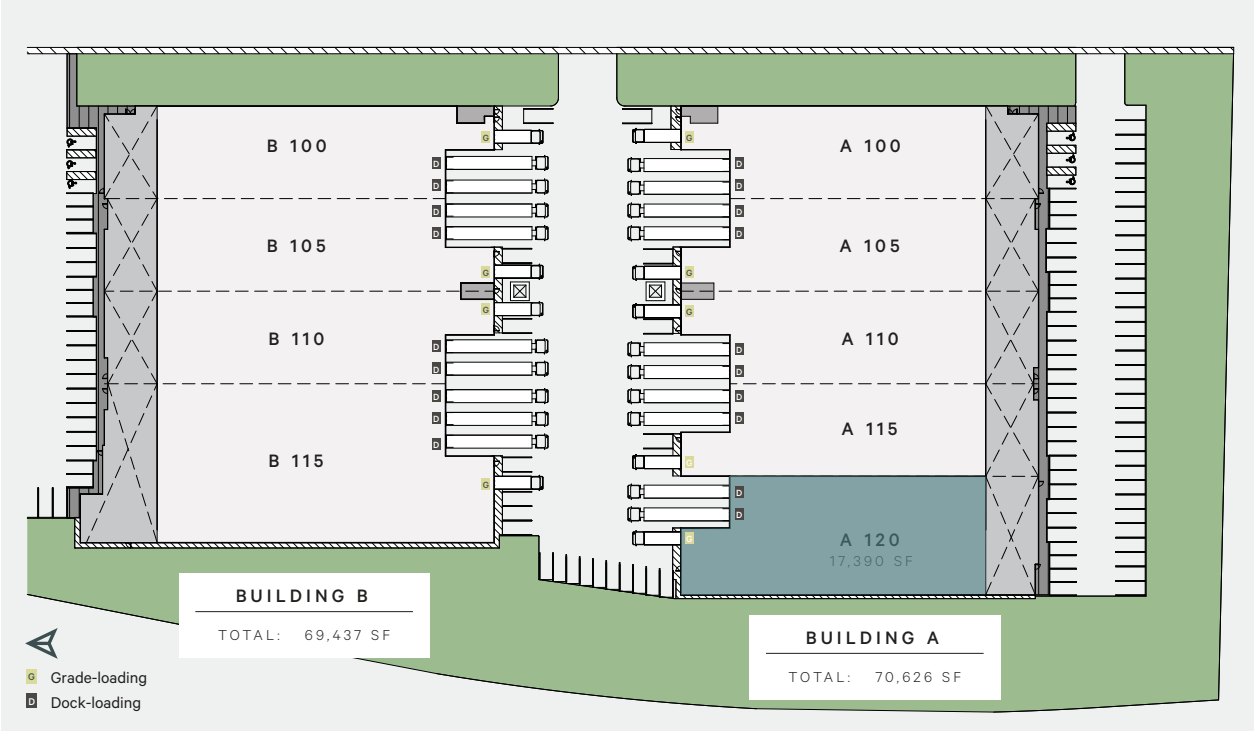
Available

30 - 60 Days





Site Plan
NOT TO SCALE



Highlights

CBRE Limited is pleased to present an exceptional opportunity to lease a first-class industrial strata unit featuring upgraded roof insulation for improved heating and cooling efficiency. Ideally located just minutes from Highway 1 and approximately 5 minutes from the Sumas/U.S. border, this unit offers excellent access for regional and cross-border logistics. With modern construction, flexible layouts, and efficient design, it's perfectly suited for a wide range of industrial uses.

 18 parking stalls	 1 grade door (12' x 14')	 2 dock doors (8' x 10') with hydraulic levelers	 200 amps per unit / 600 volts
 High efficiency LED lighting (upgraded to 5,000K)	 Warehouse Floor Load 700 lbs PSF Mezzanine Floor Load 100 lbs PSF	 Insulated tilt-up construction (upgraded R25)	 Efficient radiant tube heating system for increased efficiency



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Driving Times

in minutes

45

Hwy 99

70

YVR Airport

55

Hwy 91

75

Downtown
Vancouver

5

Hwy 1

5

CAN/USA
Border

75

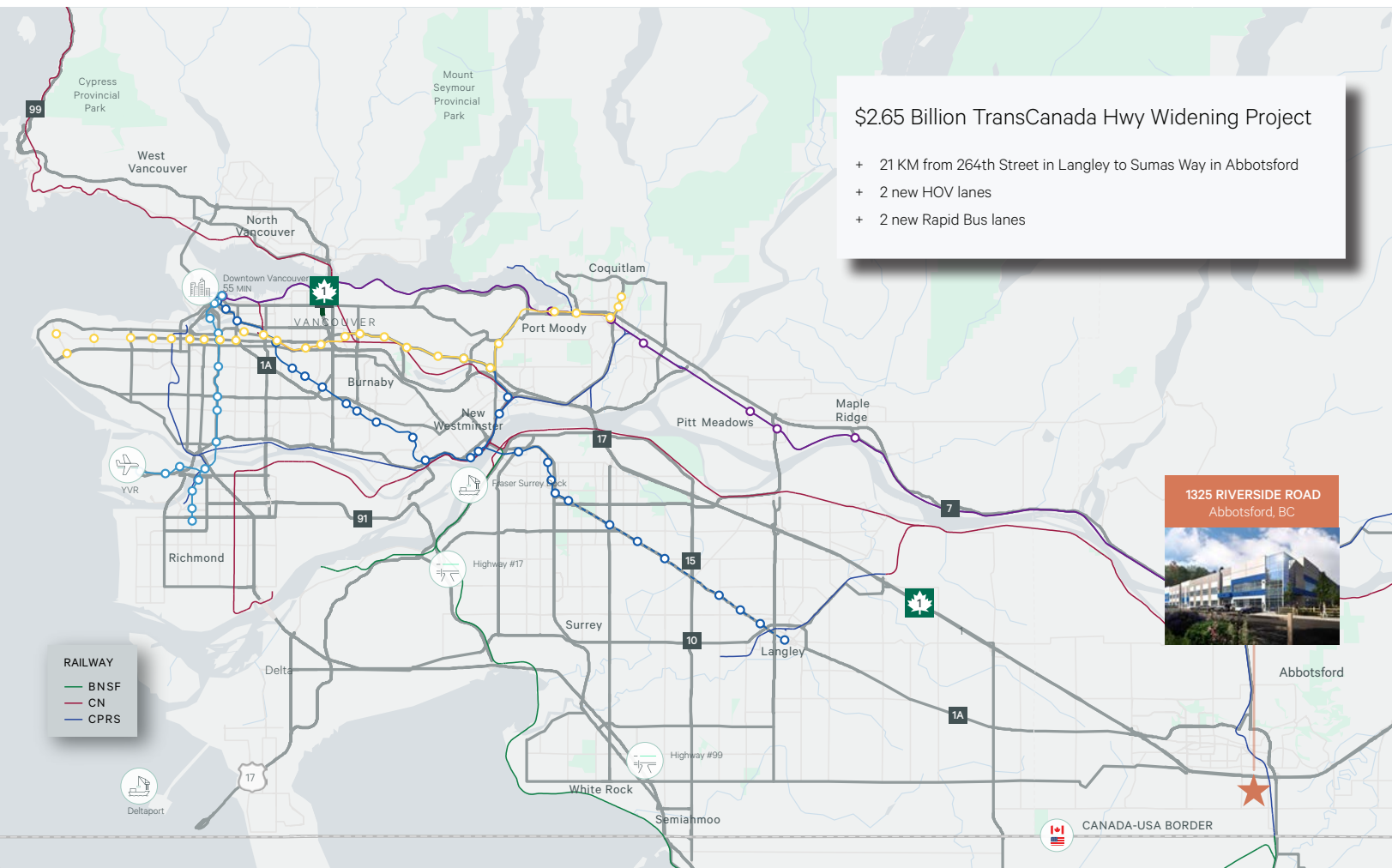
Deltaport

55

Fraser Surrey
Docks

Abbotsford stands as British Columbia's largest municipality outside Metro Vancouver—and it's rapidly expanding. Riverside Road Business Park places your business in a high-growth corridor with direct access to key transportation routes including Highway 1, Highway 11, and the Sumas/US Border.

This well-connected location supports efficient logistics and smooth commuting, enhanced by recent infrastructure upgrades and proximity to public transit. Surrounded by a wide array of dining, retail, and service amenities, Riverside Road Business Park offers the convenience and visibility your business needs to thrive.



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