



Discover a superior opportunity for industrial operations in Abbotsford with this impeccably designed warehouse, offering 10,523 sq. ft. of premium space. Purpose-built for efficiency and growth, the facility boasts an impressive clear-height ceiling, versatile dock and grade-level loading, and a highly functional second-floor mezzanine. Designed to optimize workflow and enhance your brand presence, this modern unit provides exceptional operational efficiency and prominent visibility, creating an ideal environment for businesses poised for expansion.

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**Property Details**

Warehouse 8771.72 sqft  
Mezzanine 1751.28 sqft  
  
Total 10,523 sqft

**Zoning**

I-2 zoning accommodates a wide range of light industrial and commercial uses

**Price Guidance**

Contact Listing Agent

**Availability**

Vacant

**Opportunity**

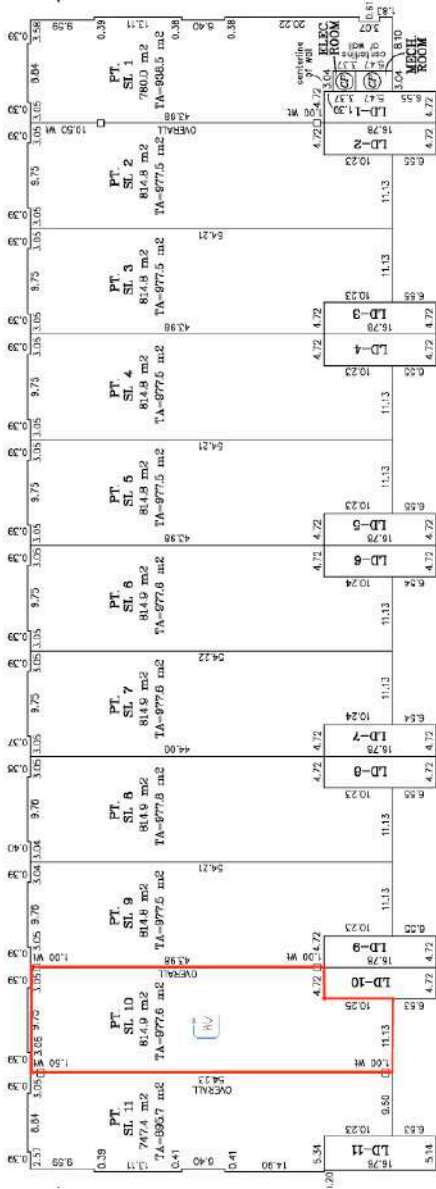
Strategically situated on a prominent corner parcel within Abbotsford's core industrial district, this exceptional 10,523 sq. ft. warehouse facility offers superior brand exposure and unparalleled logistical access. Its immediate proximity to the Highway #1 interchange at Clearbrook Road provides direct connectivity to key regional arteries, facilitating efficient distribution across the Lower Mainland and beyond. The strategic advantages are quantifiable: five minutes to Abbotsford International Airport (YXX), fifteen minutes to the Sumas (U.S.) border crossing, and sixty minutes to Vancouver International Airport (YVR).

This warehouse presents a rare opportunity to occupy a modern, purpose-built space engineered for operational excellence. The specification includes a clear-height ceiling, versatile dock and grade-level loading, and a functional mezzanine. More than merely a warehouse, this facility offers a critical competitive advantage, positioning discerning enterprises for sustained growth and long-term success.

**Features**

- Insulated concrete tilt-up warehouse construction
- Enclosed second floor shell mezzanine
- 26' clear warehouse ceiling height
- One 14'(h) x 12'(w) grade loading door per unit
- One 10'(h) x 8'6"(w) recessed dock loading door per unit with levelers, seals and bumpers
- Electrical: 200 Amp, 600 volt, 3-phase
- 500 lbs per SF warehouse live load floor capacity
- ESFR warehouse sprinklers
- Energy efficient LED lighting
- 12 Designated Parking Spots
- Fully finished accessible washroom on the ground floor
- Professional Managed & Landscaped

**Strata Plan**







Contact for more information

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