

# FOR LEASE

B 2265 West Railway Street  
Abbotsford

\$14.50 SF | CAM\$5.52SF  
MLS #C8067880



**LAURA LINDSTROM**

Personal Real Estate Corporation

**KIM PARLEY**

Realtor

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**X** **eXp**  
**COMMERCIAL**  
**eXp Realty Canada Inc**

## DESCRIPTION

Available immediately. Established 2000 sq.ft. workshop and 1600 sq.ft. furnished office space for lease. Gated & secured building with decent parking and optional outside storage. Washrooms. Heated. Zoned I2. 10'x12' overhead dock loading door. Warehouse area well-equipped. Central Abbotsford location. Close to Hwy 1, Abbotsford/Mission Hwy and Sumas Border Crossing. Call for more information.

2265 W Railway St - Abbotsford, BC
Measurement in SQFT
MAIN FLOOR
TOTAL AREA: 1,539



## ZONING: I2

(General Industrial Zone)

Intent: To accommodate a mix of light industrial uses. Dangerous Goods Manufacturing/Warehousing. Contact the City of Abbotsford for specific uses.

## LOCATION

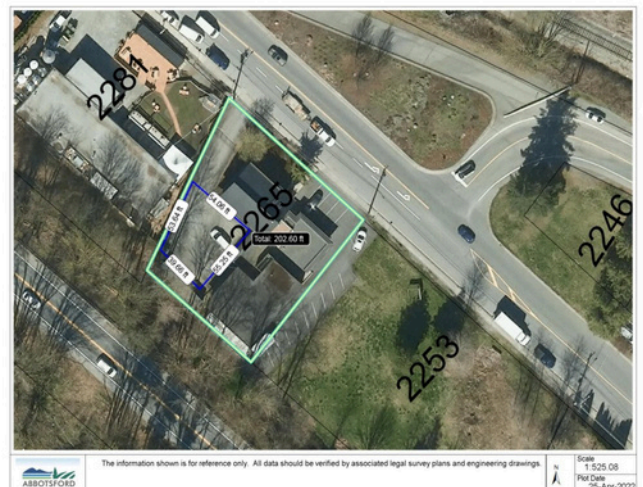
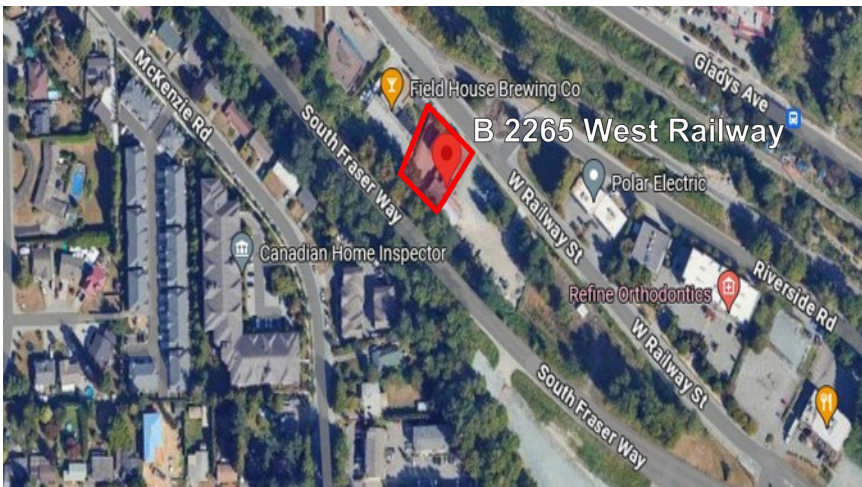
Centrally located in the heart of Abbotsford running parallel to South Fraser Way.



2265 W Railway St - Abbotsford, BC

TOTAL SQUARE FEET: 1,951

We warrant every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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**Intent:** Toaccommodate a mix of light industrial uses

## 620.1 Permitted Uses (B/L 2454-2015, 3113-2020)

Permitted Uses Table for I2 Zone	
<b>PrincipalUses</b>	
.1 Animal Shelter	.18 Data Centre
.2 Auction	.19 Farm and Industrial Equipment Sales/Leasing/Repair
.3 Automobile Body Shop	.20 Freight Handling Facility
.4 Automobile Recycling and Salvage Yard	.21 Indoor Recreation Facility
.5 Automobile Repair	.22 Landscape Supply
.6 Automobile Storage Yard	.23 Manufacturing
.7 Brewery	.24 Microbrewery
.8 Brewing and Vinting Outlet	.25 Mini Storage
.9 Building Supply	.26 Mobile Food Vendor
.10 Bus Depot	.27 Printing Services
.11 Commercial Vehicle Parking	.28 Recreational Vehicle
.12 Commercial Vehicle Repair	Sales/Leasing/Repair/Rental
.13 Commercial Vehicle	.29 Recycling Depot
.14 Sales/Leasing	.30 Research and Development
.15 Commercial Vehicle Stop	.31 Restaurant
.16 Courier and Delivery	.32 Trade School
.17 Crematorium	.33 Warehousing
.17 Dangerous Goods Manufacturing/Warehousing	
<b>AccessoryUses</b>	
.34 Accessory Residential Use	
.35 Pawn Shop	

## 620.2 Site Specific Permitted Uses (B/L 3159-2021)

.1 Gaming Facility shall be a permitted Use on the following Lots:

a. PID: 023-889-985

Legal Description:

Lot 1 Section 24 Township 13 NWD Plan LMP34910

Editorial Note

Known civically as: 30835 Peardonville Road

b. PID: 023-889-985

Legal Description:

Lot 1 Section 24 Township 13 NWD Plan LMP34910 Except Plan BCP33641

Editorial Note

Known civically as: 30835 Peardonville Road

.2 Officeshallbea permitted use on the following Lots:

- a. Lot2Section 11 Township 16 NWD Plan BCP22632
- b. Lot1Section 15 Township 16 NWD Plan BCP34059

.3 Notwithstanding section 620.1, outdoor unenclosed open storage and no otherUsesshall be permitted on the following Lots:

- a. PID:001-749-382

LegalDescription:

Lot7Section 10 Township 17 Plan NWP18740 NWD SUBSIDY LOT 70,PartSW 1/4

EditorialNote

Knowncivically as: 33675 Harris Road

- b. PID: 005-296-561

Legal Description:

Lot 8 Section 10 Township 17 Plan NWP18740 NWD SUBSIDY LOT 70, Part SW 1/4

Editorial Note

Known civically as: 33685 Harris Road

.4 Office, IndustrySupport shall be a permitted use on the following Lots:  
(B/L 3072-2020)

- a. Lot1Section 24 Township 13 Plan LMP38252  
StrataPlan: LMS4110

.5 Mobile HomeSales/Leasing/Repair/Rental shall be permitted on the following Lots:  
(B/L 3019-2020,3159-2021)

- a. PID: 031-175-422

Legal Description:

Lot 1 Section 18 Township 16 Plan EPP99857 NWD

Editorial Note

Known civically as: 31806 and 31850 Marshall Road

## 620.3 Development Regulations (B/L 3159-2021)

Development Regulations Table for I2 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Interior Lot Line)	a. 0.0 m, except 3.0 m where abutting a residential principal use

Last modified March 7, 2022



.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.4 Minimum Setbacks between Buildings	a. 1.5 m
.5 Height (maximum)	a. 12.2 m
.6 Lot Coverage (maximum)	a. 60%

## 620.4 Subdivision Regulations

Subdivision Regulations Table for I2 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,850 m <sup>2</sup>
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

## 620.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 620.6 Conditions of Use

(B/L 3113-2020)

- .1 Multi-modal containers shall be excluded from the maximum Height permitted in 620.3.5.
- .2 Unenclosed storage shall be permitted subject to the following regulations:
  - a. not be located within 3.0 m of an Exterior Lot Line;
  - b. be bounded on all sides not adjacent to a Building or structure by a solid fence or wall of at least 1.8 m in Height;
  - c. be limited to that part of a lot that is surfaced with asphalt paving, concrete or another dust free material; and
  - d. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .3 Areas for office, retail sale, rental or display of goods manufactured or warehoused on the Lot shall be:
  - a. fully contained within the same Building as the Manufacturing Use or Warehousing on the Lot; and
  - b. limited to an area not exceeding 40% of the Gross Floor Area of the business manufacturing or warehousing the products on the Lot and the remaining Floor Area not being open to the public. (B/L 3113-2020)
- .4 A Restaurant shall be limited to a total Floor Area of 175 m<sup>2</sup>.
- .5 A Commercial Vehicle Parking Use shall require washroom facilities at a ratio of one bathroom stall for every 50 Parking Spaces.

## 6 20 – General Industrial Zone (I2)

I2

- .6 An Accessory Residential Use shall not exceed a maximum area of 90 m<sup>2</sup> and shall be contained within the Principal Building.
- .7 All Automobile Recycling and Salvage Yard Uses shall; (B/L 2454-2015)
  - a. be fully contained within a Building;
  - b. be limited to the disassembly, repair and sale of Automobile parts; and
  - c. not be shredded or crushed on site.
- .8 Pawn Shop Use must be Accessory to an Auction Use and not exceed 5% of the Gross Floor Area of the Auction Use. (B/L 2454-2015)
- .9 A Dangerous Goods Manufacturing/Warehousing Use shall be: (B/L 2454-2015, B/L 3055-2020)
  - a. fully contained within a Building;
  - b. authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment; and
  - c. in conformity with the regulations of the City's Fire Service Bylaw, as amended, or replaced, from time to time.
- .10 An Indoor Recreation Facility shall be limited to a total Floor Area, Gross of 700 m<sup>2</sup> and to one such Use per Lot. For certainty, in the context of a Building strata, only one such Use is permitted for the entire complex of Building(s), not one per strata Lot. (B/L 3113-2020)