

For Lease

Peardonville Business Park, 2195 Peardonville Road, Abbotsford, B.C.

5 UNITS
REMAINING

Brand-New Warehouse Units in West Abbotsford For Lease

3,811 - 22,094 SF • Dock & Grade Loading • Q2 2026 Completion



Project Website



BENCHMARK

Marcus & Millichap



HOMELIFE
ADVANTAGE
REALTY LTD.

Position Your Company in the Heart of West Abbotsford

Best in Class Opportunity

Introducing 2195 Peardonville Road, Abbotsford's newest industrial complex by Benchmark, offering eight modern warehouse units for lease with up to 12,803 SF of contiguous space. These units are designed for efficiency and flexibility, featuring shell and mezzanine options, 27-foot clear ceiling heights, grade and dock loading, ample power, and strong curb appeal, providing businesses with a high-quality solution in a prime industrial location.

Well located in West Abbotsford's industrial area, the property is only minutes from Fraser Highway, Highway 1, key arterial routes, and Abbotsford International Airport (YXX) ensuring convenient access for both suppliers and customers and supporting smooth, cost-effective operations.

Key Details



Space Available:
3,811 - 12,803 SF*
*contiguous space



Completion:
Q2 2026



Construction Type:
Insulated Concrete Tilt-Up



Zoning:
I2 (General Industrial)



Base Rent:
\$18.00 PSF



Additional Rent (2026 est.):
\$6.14 PSF + 5% Management Fee



Project Website

Development Features



Project Website



Ceiling Height:

Warehouse: 27' clear
Mezzanine: 12' clear



Floor Load:

Warehouse: 500lbs. PSF
Mezzanine: 100lbs. PSF



Power:

600V 3-phase power with
100A, 200A, and select
400A capacities*



Hydro:

Separately metered
gas & hydro



Sprinklers:

ESFR sprinkler system



Washrooms:

One (1) handicapped accessible
washroom per unit



Heating:

Gas 300,000 BTU
One per unit



Grade Loading:

Unit 110 – 180: 12' W x 14'H
grade level loading door



Dock Loading:

Unit 180: Dock level
loading door



Parking:

Ample parking onsite



Floors:

Concrete floors

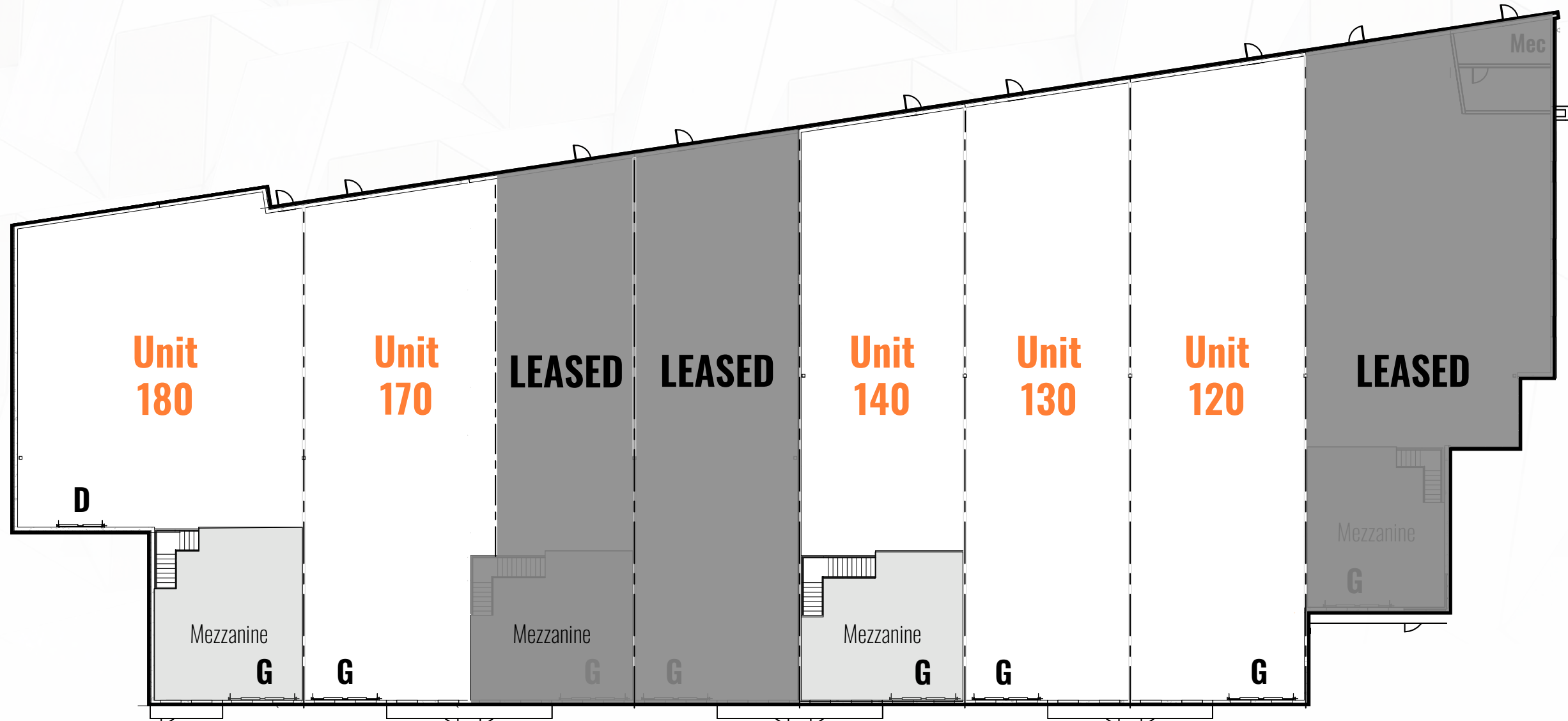


Pylon Signage:

Eight (8) panels available
(one per unit)

*panels/transformers sized to tenant requirements.

Site Plan









Status	Unit	Ground Floor SF*	Mezzanine SF*	Total SF*	Grade Loading	Dock Loading
LEASED						
AVAILABLE	Unit 120	4,281	-	4,281	1	-
AVAILABLE	Unit 130	3,854	-	3,854	1	-
AVAILABLE	Unit 140	3,699	969	4,668	1	-
LEASED						
LEASED						
AVAILABLE	Unit 170	3,811	-	3,811	1	-
AVAILABLE	Unit 180	4,588	892	5,480	1	1
TOTAL AVAILABLE		20,233	1,861	22,094	5	1

*incl. mec room gross up.

Location Overview

AMENITIES LEGEND

- | | |
|---|---|
|  Gas |  Restaurants |
|  Transit |  Coffee |
|  Hotels |  Retail |

ABBOTSFORD

Located within the West Abbotsford industrial area, 2195 Peardonville Road is only minutes from Fraser Highway, Highway 1, key arterial routes, and Abbotsford International Airport (YXX), offering convenient access to and from all of Metro Vancouver as well as the Eastern Fraser Valley. It is home to various industrial and commercial businesses, creating synergistic opportunities. Abbotsford is one of the fastest growing business centres in Canada and boasts an educated work force of skilled labourers and service workers. West Abbotsford is experiencing significant growth, with consistent industrial densification.



Experienced Developer and Landlord

WE BUILD A PRODUCT THAT WE CAN CONFIDENTLY STAND BEHIND

Benchmark is a locally owned real estate developer and builder specializing in both residential and commercial projects. With decades of experience, Benchmark delivers high-quality, thoughtfully designed spaces that emphasize craftsmanship, functionality, and long-term value. The company manages the full development cycle, from land acquisition and planning to construction and property management. Benchmark has earned a strong reputation across the region as a trusted developer committed to building lasting communities and durable, well-designed properties.



BENCHMARK



THE XCHANGE
20161 86 Avenue, Langley, B.C.



32ND AVENUE BUSINESS PARK
3237 190 Street, Surrey, B.C.



PROGRESSIVE INDUSTRIAL PARK
43923 Progress Way, Chilliwack, B.C.



YALE ROAD BUSINESS PARK
44703 Yale Road, Chilliwack, B.C.

For Lease

Peardonville Business Park
2195 Peardonville Road
Abbotsford, B.C.

Brand-New Warehouse Units

Marcus & Millichap



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