



FOR LEASE

2198 PEARDONVILLE ROAD

ABBOTSFORD, BC

APPROXIMATELY 3.06 ACRES OF INDUSTRIAL LAND



SUBJECT PROPERTY

Kevin Volz

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Matthew MacLean

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LOCATION

The Property is located on Peardonville Road in Abbotsford's western industrial district. This great location has long been established into a prosperous business area of Abbotsford. There is excellent access to Mt. Lehman Road, Marshall Road, Townline Road, South Fraser Way & the Trans-Canada Highway. It is located immediately south of the Mt. Lehman exit for the Trans-Canada Highway, which is approximately 3 km away.

LEGAL DESCRIPTION

LOT 1 SECTION 13 TOWNSHIP 13 NEW WESTMINSTER DISTRICT
PLAN EPP81121
PID: 030-412-552

ZONING

I2 (General Industrial) allows for a wide variety of industrial uses

LOT SIZE

Approximately 3.06 acres (approximately 133,472 sf).
Approximately 230 feet wide by 577 feet deep.

ADDITIONAL RENT (2024)

Estimated at approximately \$1.14 per square foot, per annum, plus GST

LEASE RATE

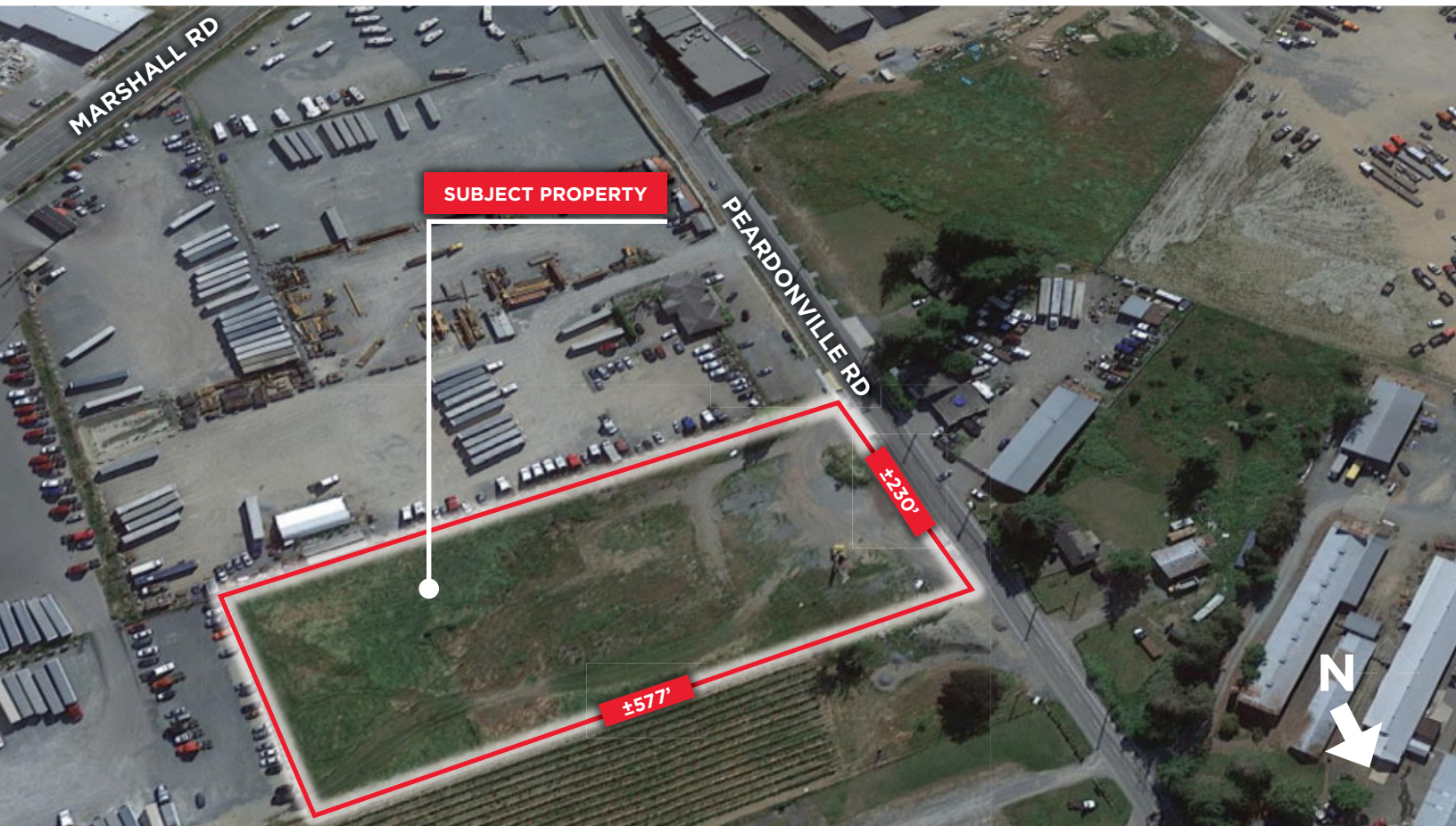
\$2.95 per square foot, per annum, net, plus GST

TERM

3-5 year lease

AVAILABILITY

October 14, 2024



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