



8,674 SF OF WAREHOUSE AND AUTOMOTIVE SPACE WITH OVERSIZED GRADE LOADING

BUILDING 1 – UNITS B & C

30321 FRASER HIGHWAY

ABBOTSFORD, BC



For more information, please contact:

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OPPORTUNITY

Cushman & Wakefield ULC is excited to offer the opportunity to lease 8,674 SF of industrial warehouse space situated on Fraser Highway. This property is strategically positioned on the border of Abbotsford's industrial sector, with excellent branding exposure to Fraser Highway. Located directly off Highway 1 on the Mount Lehman Road interchange, 30321 Fraser Highway provides easy access to Central Abbotsford and the Abbotsford International Airport. Moreover, the Sumas border crossing is conveniently within a 20-minute drive to the southeast.

The property is zoned General Industrial (I-2), Abbotsford's most flexible industrial zoning. This zoning allows for a wide range of uses, including manufacturing, warehousing, and automotive.



NET RENT:
\$16.50



ZONING:
I-2 GENERAL INDUSTRIAL



ADDITIONAL RENT:
\$3.03 (2024 ESTIMATE)



SIZE:
8,674 SF

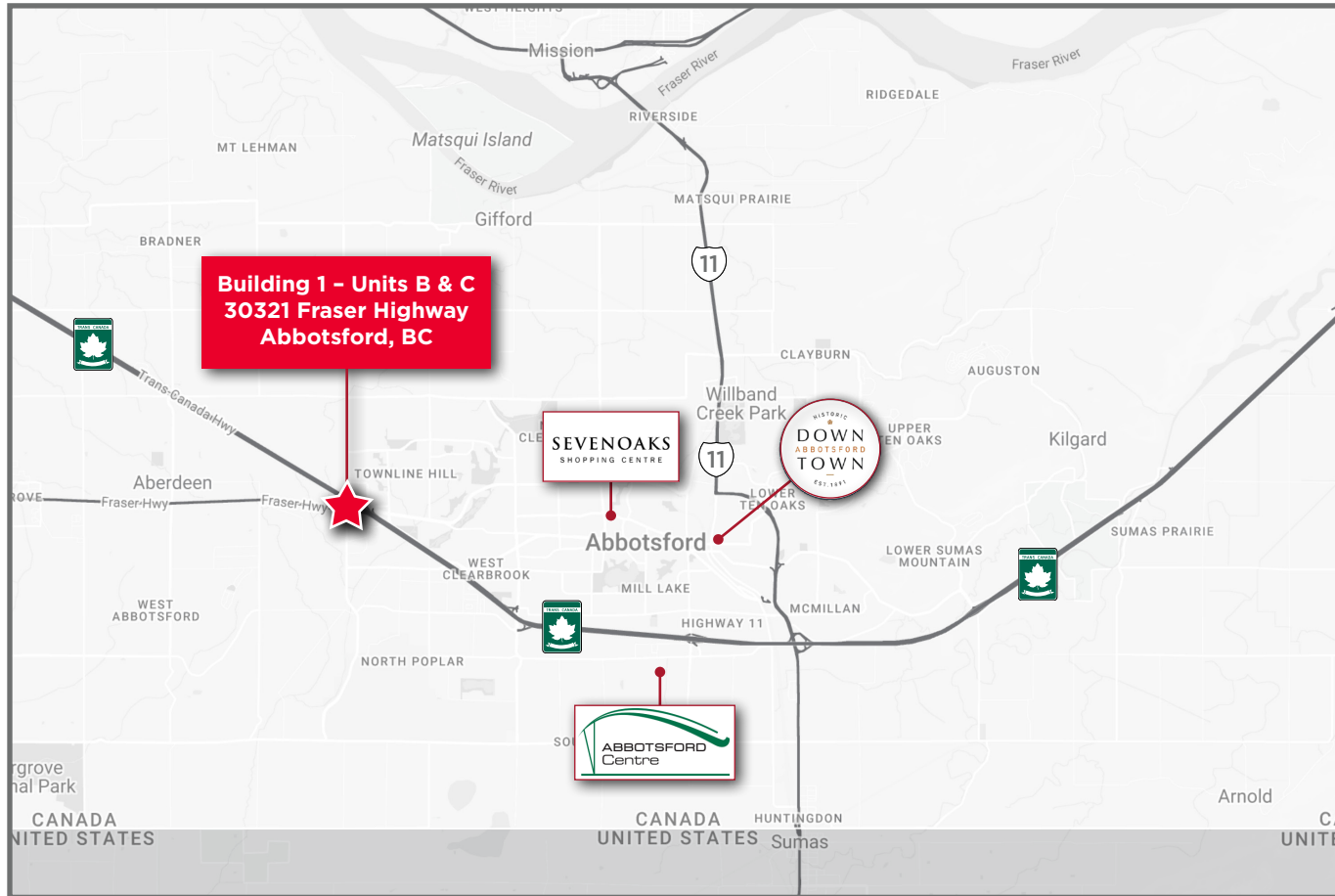


LOADING:
2 OVERSIZE
GRADE-LEVEL DOORS



AVAILABLE:
IMMEDIATELY

MAP



ABBOTSFORD

VANCOUVER INTERNATIONAL AIRPORT

54 min

ABBOTSFORD AIRPORT

7 min

SUMAS BORDER CROSSING

19 min

ALDERGROVE BORDER CROSSING

17 min

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