

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 • Immediate Occupancy



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*
*Units can be combined.



Construction Type:
Insulated Concrete Tilt-Up



Base Rent:
Contact Listing Agents



Recently Completed:
Ready for Occupancy



Zoning:
I2 (General Industrial)



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



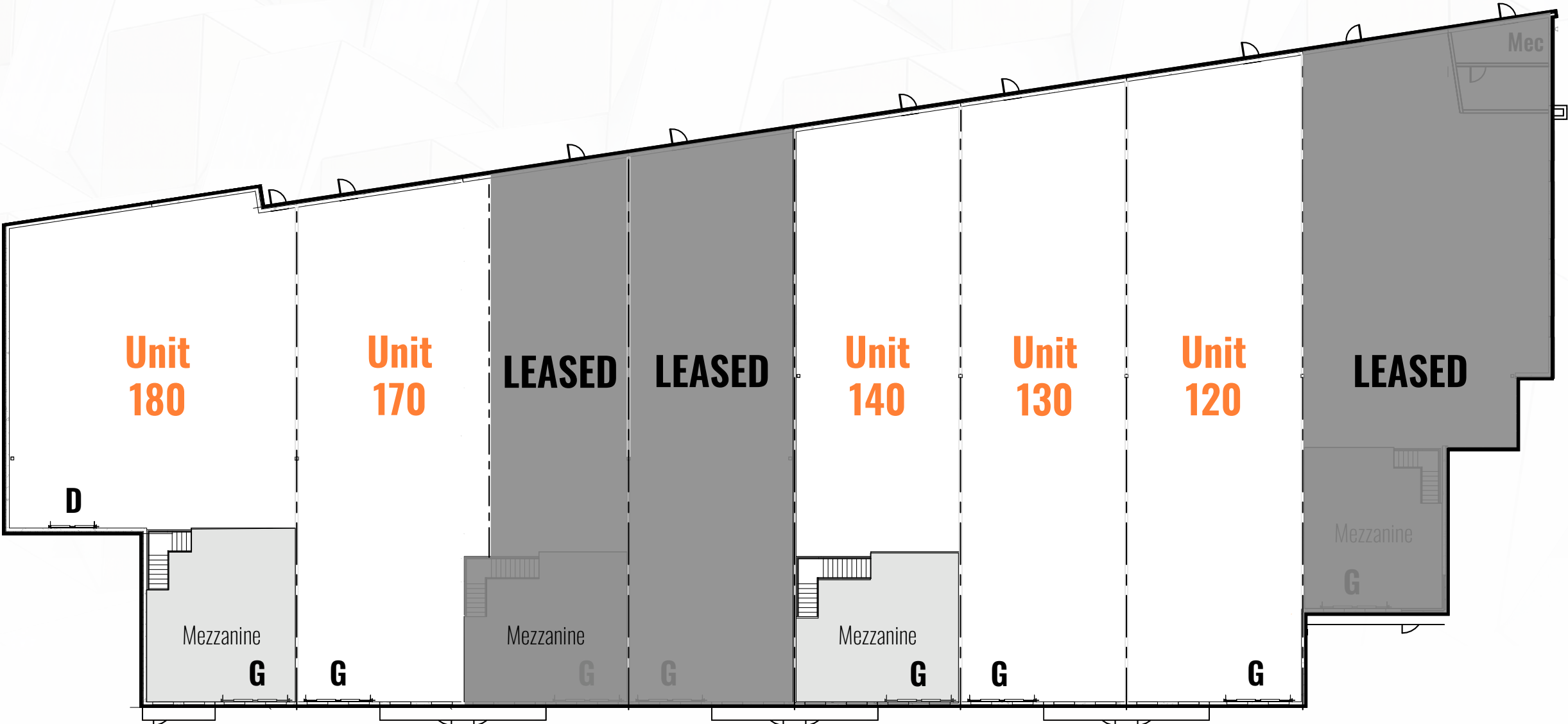
Floors:
Concrete floors



Pylon Signage:
Eight (8) panels available
(one per unit)

*panels/transformers sized to tenant requirements.

Availability



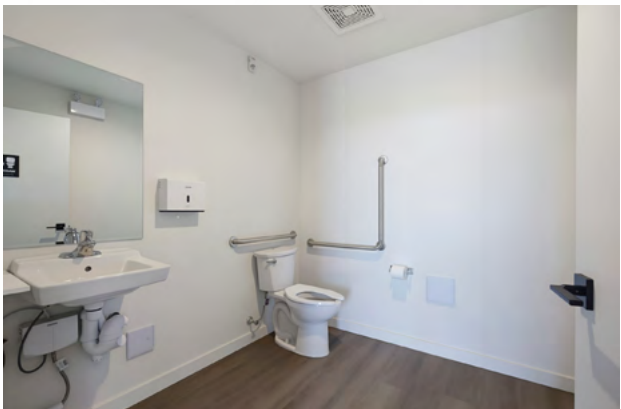
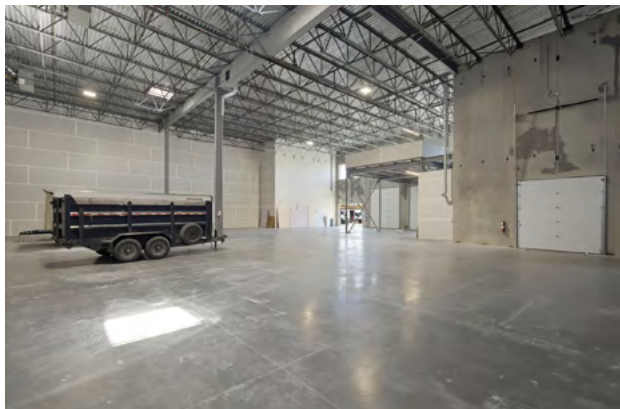
Status	Unit	Ground Floor SF*	Mezzanine SF*	Total SF*	Grade Loading	Dock Loading
LEASED						
AVAILABLE	Unit 120	4,281	-	4,281	1	-
AVAILABLE	Unit 130	3,854	-	3,854	1	-
AVAILABLE	Unit 140	3,699	969	4,668	1	-
LEASED						
LEASED						
AVAILABLE	Unit 170	3,811	-	3,811	1	-
AVAILABLE	Unit 180	4,588	892	5,480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

*incl. mec room gross up.

Development Photos



Project Website



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.



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



Alex Girling
Associate Director
(236) 986-8653
Alex.Girling@MarcusMillichap.com

Kevin Rolland
Commercial Realtor
(604) 217-0611
kevin@kevinrolland.com

Gareth Wintjes
Associate
(778) 915-1713
Gareth.Wintjes@MarcusMillichap.com

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
T (604) 638-2121



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.