

For Sale

3391 Mount Lehman Road, Abbotsford, BC

1.36 acre high-exposure, zoned & serviced industrial site
in West Abbotsford, just off Highway 1



Rendering is for conceptual purposes only.

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**AVISON
YOUNG**

PROPERTY DETAILS

SITE AREA

1.36 acres (59,241 sf)

PID

031-879-969

LEGAL DESCRIPTION

Lot 8 Section 26 Township 13 New
Westminster District Plan EPP122792

ZONING

I2 (General Industrial Zone) allows for a variety of industrial uses, including but not limited to:

- Warehousing
- Manufacturing
- Building supply
- Industrial equipment sales/leasing/repair
- Automobile body shop/repair
- Indoor recreation
- Landscape supply
- Printing services

PROPERTY TAXES (2025)

\$48,775.22

AVAILABLE REPORTS

- Stage 1 environmental
- Geohazard assessment
- Site plan concepts
- Grades and contour survey
- Other applicable development reports

ASKING PRICE

\$6,528,000*

**equivalent to \$4,800,000 per acre*

3391 Mount Lehman Road

Abbotsford, BC

Opportunity

3391 Mount Lehman Road offers a rare opportunity to acquire a fully serviced, development-ready industrial site in Abbotsford's highly sought-after Mount Lehman corridor. Zoned I2 (General Industrial), the property provides flexible development potential with minimal entitlement risk.

Strategically located 500 metres from Highway 1 and just north of the Fraser Valley Auto Mall, the site benefits from excellent regional connectivity and strong exposure along Mount Lehman Road. Surrounded by established amenities, including Highstreet Shopping Centre, this high-growth node continues to attract significant commercial and industrial investment.

With limited availability of serviced industrial land in the area, the property presents a compelling opportunity for a developer or owner-occupier looking to construct their own industrial facility.



Development-ready site improvements

The property is fully prepared for immediate development, with key site improvements already completed to significantly reduce upfront costs and accelerate construction timelines.



Levelled and gravelled



Fully serviced with storm and sanitary connections



Retaining walls in-place



Completed curb and sidewalk infrastructure



Sample building plans

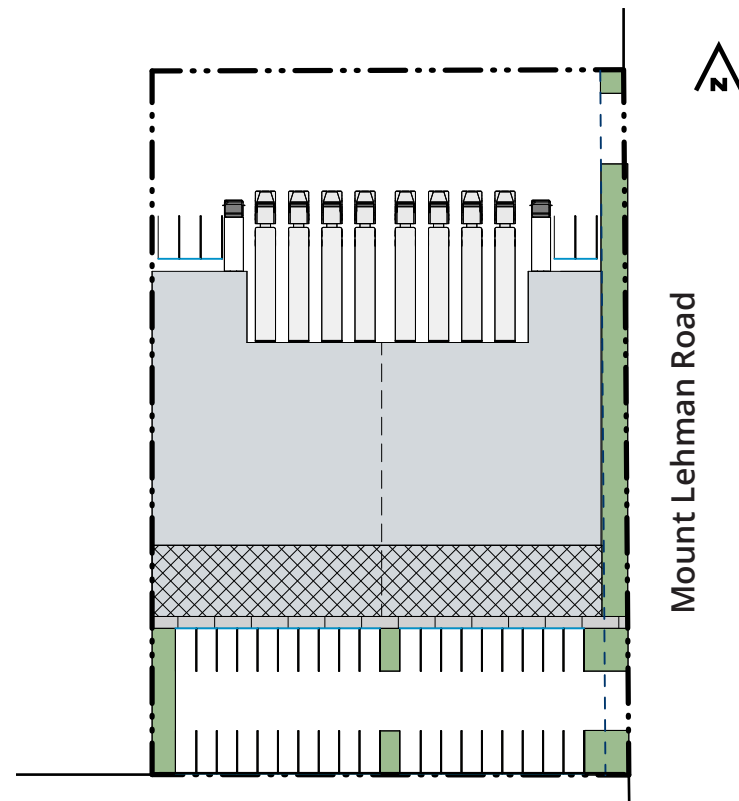
The **I2 (General Industrial Zone)** provides flexibility to accommodate a range of development options, whether for a large freestanding industrial building with dock and grade loading, a smaller freestanding facility with excess yard space, or a multi-unit industrial building with grade loading.

CONCEPT 1 Freestanding building

BUILDING AREA	
Warehouse	24,039 sf
Mezzanine	5,689 sf
Total	29,728 sf

LOADING
Eight (8) dock and two (2) grade loading doors

PARKING
43 stalls



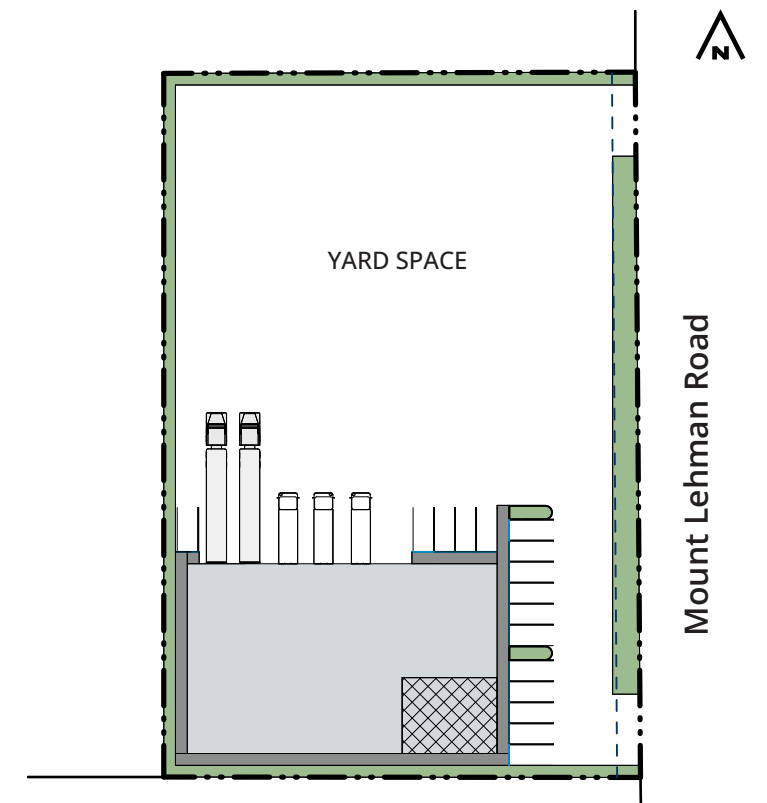
CONCEPT 2 Freestanding building with yard

BUILDING AREA	
Warehouse	10,449 sf
Mezzanine	1,280 sf
Total	11,729 sf

YARD AREA
18,363 sf (0.42 acres)

LOADING
Two (2) dock and three (3) grade loading doors

PARKING
16 stalls

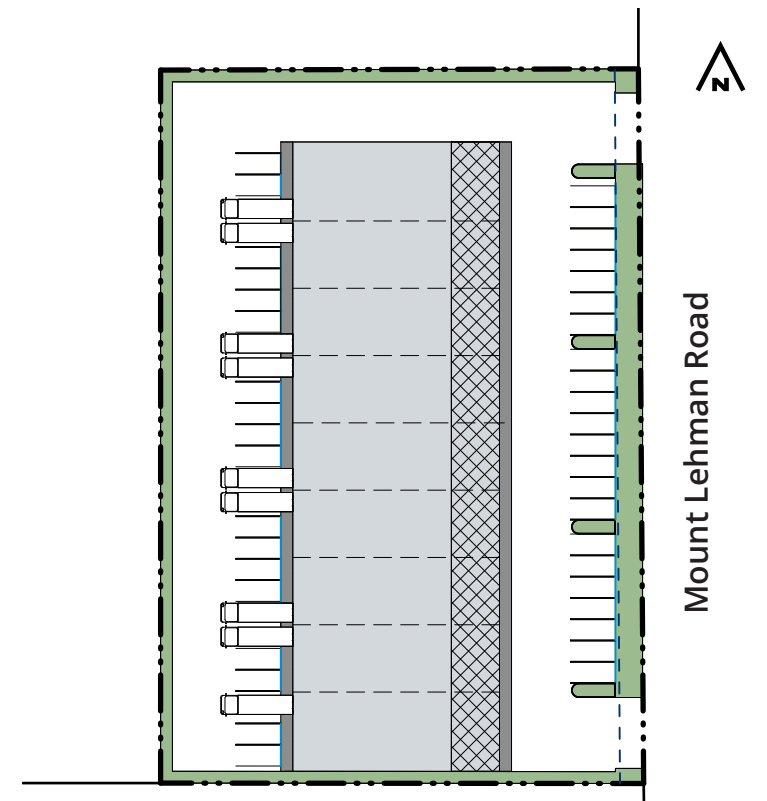


CONCEPT 3 Multi-unit building

BUILDING AREA	
Warehouse	22,521 sf
Mezzanine	5,237 sf
Total	27,758 sf

LOADING
Nine (9) grade loading doors

PARKING
40 stalls








Location

Located just 500 metres north of the Highway 1 (Trans-Canada Highway) / Mount Lehman Road interchange, the property benefits from convenient access to major arterial routes throughout the Fraser Valley.

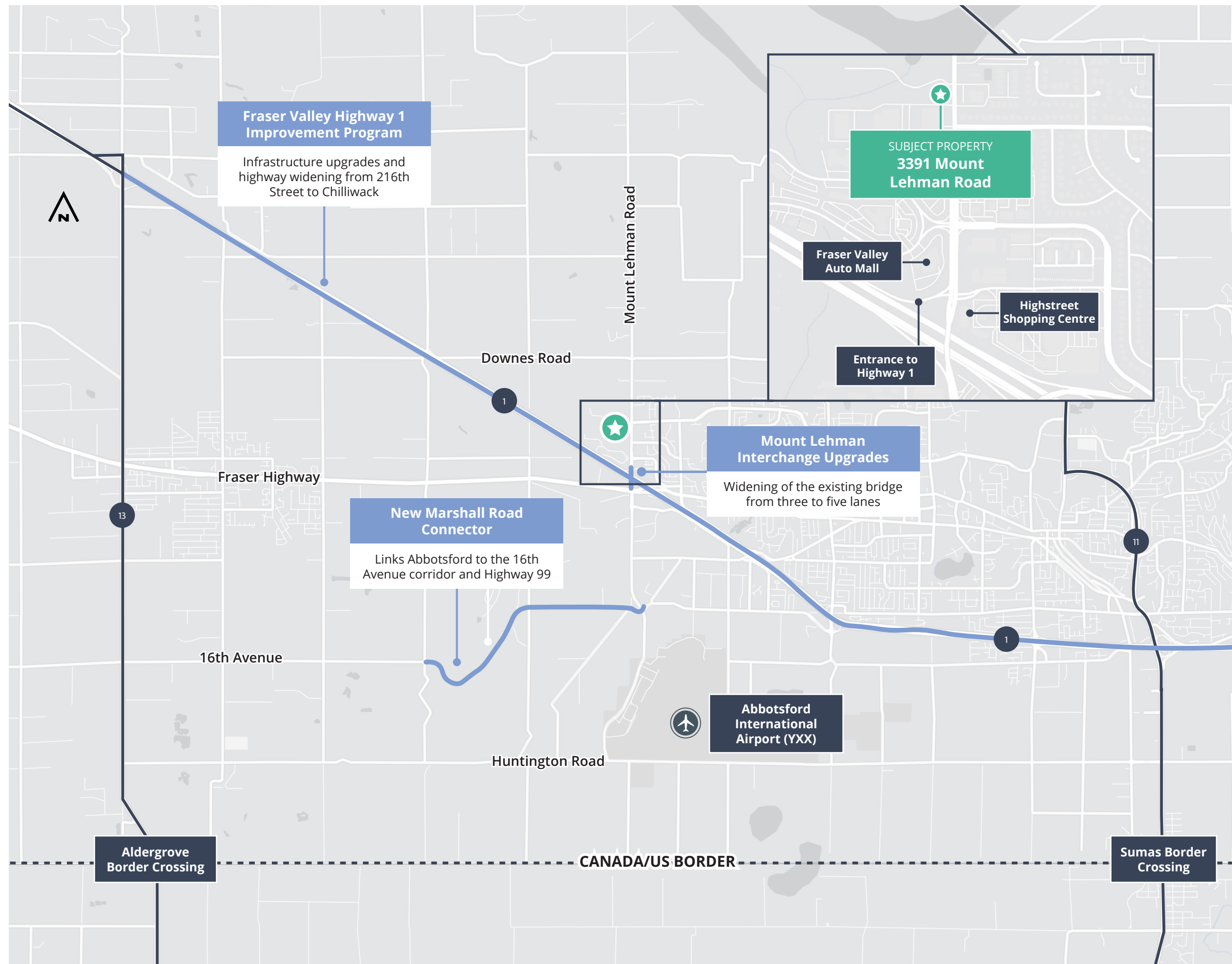
The area is also home to a variety of retail and commercial amenities, including over 90 shops and services at Highstreet Shopping Centre, and the Fraser Valley Auto Mall, which boasts a range of dealerships and automotive services.

Why invest in Abbotsford?

-  **Immediate access to Highway 1**, just 500 metres from the Mount Lehman Road interchange
-  **9-minute drive** to Abbotsford International Airport and a **14-minute drive** to the Sumas border crossing
-  Ongoing **infrastructure and transit improvements** continue to optimize travel throughout the Fraser Valley region
-  One of BC's **fastest-growing communities**, with a projected growth of nearly **50% by 2050**
-  **55% of the labour force** is employed in trades, logistics, and service occupations, supporting manufacturing, warehousing, and distribution operations

Drive times

Highway 1	1 minute
Fraser Highway	3 minutes
Highway 13	8 minutes
Highway 11	9 minutes
Abbotsford International Airport	9 minutes
Sumas Border Crossing	14 minutes
Highway 7	19 minutes
Aldergrove Border Crossing	20 minutes





Abbotsford
International Airport

Highstreet
Shopping Centre

Mount Lehman Interchange
1 minute drive

Fraser Valley
Auto Mall

Highway 1

Mount Lehman Road

Contact for more information

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