



Unit 2, 2034 Townline Road, Abbotsford

# 22,679 SF Modern Warehouse Near Highway 1 **for lease**

Modern warehouse facility with the option for custom offices, minutes from Highway 1 in central Abbotsford.

Accelerating success.

**Chris Morrison**  
Executive Vice President  
Personal Real Estate Corporation

**Nick Englmaier**  
Associate Vice President  
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**Taylor Earle**  
Associate  
Industrial Sales & Leasing



# Property Overview

An opportunity to lease a high-profile property of scale in the heart of the Fraser Valley.

- Minutes from Highway 1, Sumas Way & the US Border
- Professionally managed and well maintained facility
- Opportunity to add custom office space
- High ceilings, dock loading, heavy power
- New construction with modern distribution features

<b>Location</b>	The building is located on the corner of Townline Road and Marshall Road, directly north of the Abbotsford International Airport and in the heart of Abbotsford's established industrial area. The property is within 5 minutes of Highway 1 via Clearbrook Road and the US Border via Sumas Way.
<b>Zoning</b>	I2 Industrial
<b>Year Built</b>	2018
<b>Warehouse Area</b>	22,679 SF
<b>Office Area</b>	To suit
<b>Ceiling Height</b>	30'
<b>Loading</b>	2 dock, 2 grade
<b>Sprinklers</b>	ESFR
<b>Power</b>	347/600 volt, 3 phase power service
<b>Parking</b>	On site parking spaces
<b>Available</b>	Immediate
<b>Lease Rate</b>	\$18.25 per SF, net
<b>Additional Rent</b>	\$5.83 per SF (2026 estimate)

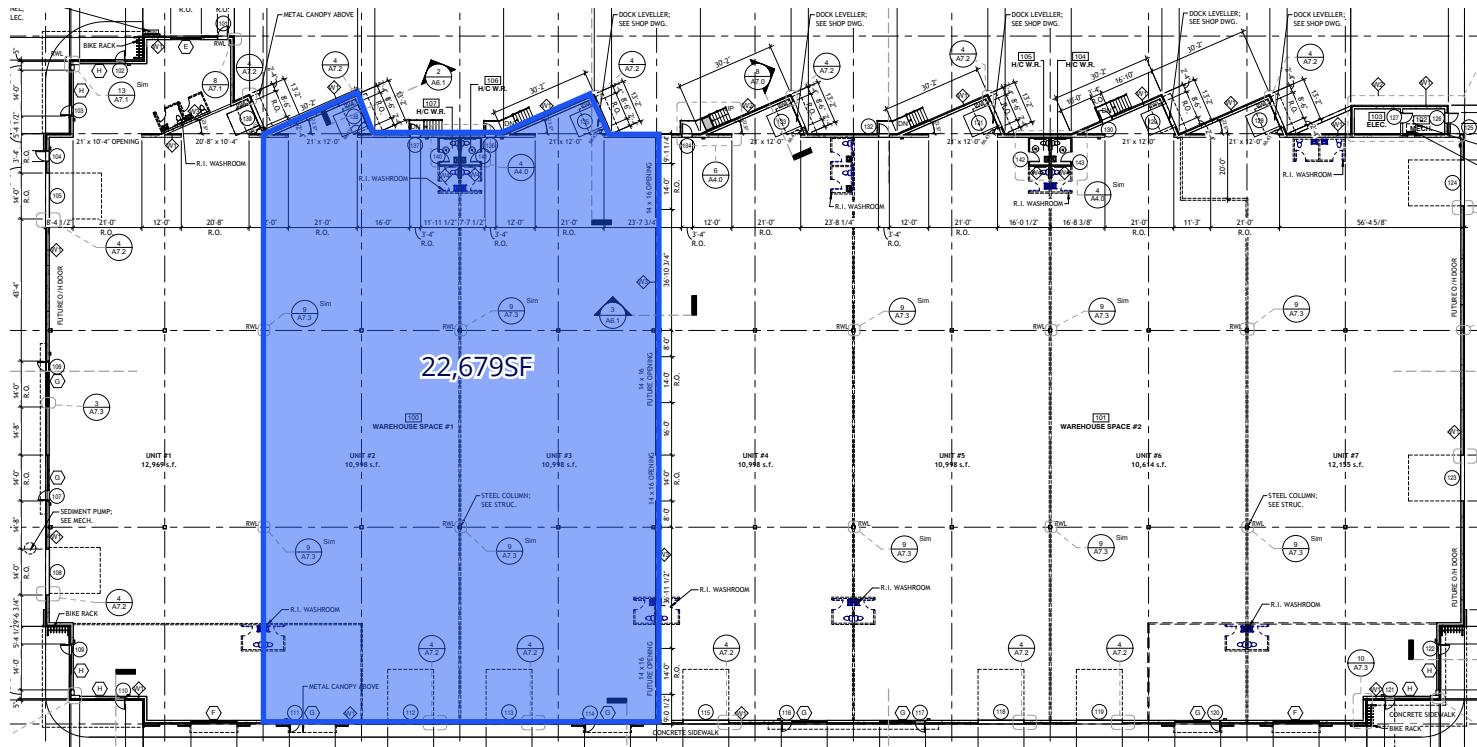


\* Areas are approximate and to be verified

# Floor Plan

# 22,679

square feet  
available



\* Areas are approximate and to be verified





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