

# 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 • Q2 2026 Completion



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\*  
\*contiguous space



**Completion:**  
Q2 2026



**Construction Type:**  
Insulated Concrete Tilt-Up



**Zoning:**  
I2 (General Industrial)



**Base Rent:**  
\$18.00 PSF



**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



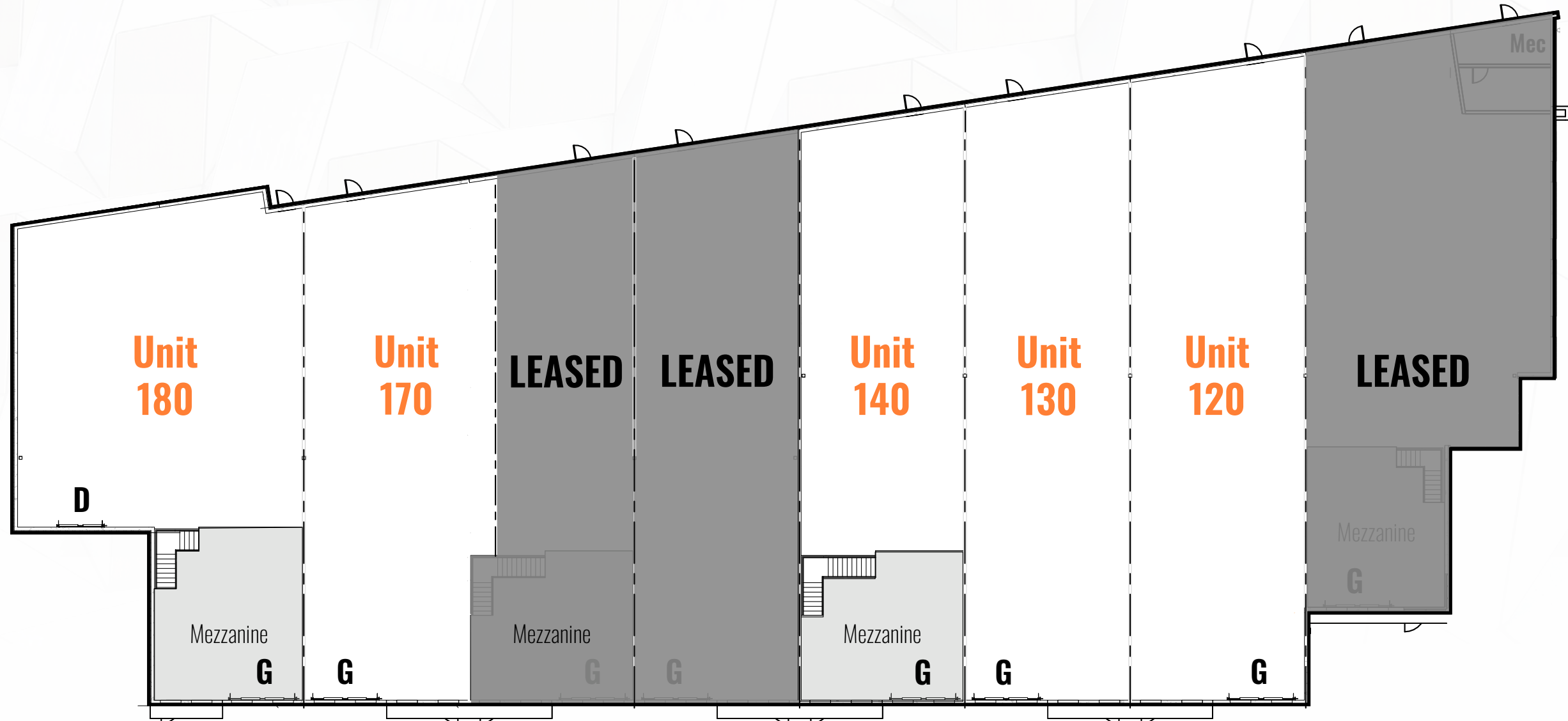
**Floors:**  
Concrete floors



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

\*panels/transformers sized to tenant requirements.

# Site Plan









Status	Unit	Ground Floor SF*	Mezzanine SF*	Total SF*	Grade Loading	Dock Loading
<b>LEASED</b>						
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	-
<b>LEASED</b>						
<b>LEASED</b>						
AVAILABLE	Unit 170	3,811	-	3,811	1	-
AVAILABLE	Unit 180	4,588	892	5,480	1	1
<b>TOTAL AVAILABLE</b>		<b>20,233</b>	<b>1,861</b>	<b>22,094</b>	<b>5</b>	<b>1</b>

\*incl. mec room gross up.

# 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.



BENCHMARK



**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



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