

FOR LEASE

27,320 SF of Warehouse with Office in West Abbotsford

Unit 5 - 2650 Progressive Way, Abbotsford

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Property Features



27,320 SF total building area



Excellent proximity to Mount Lehman Road and with immediate access to Highway 1



I2 - General Industrial Zone



2 dock and 1 grade loading door



Access to Highway 1 is 3 mins away, US Border is 20 mins South, 7 mins to Abbotsford International Airport



Forced air heating in warehouse & HVAC throughout office

Location Highlights

The property is in close proximity to major transportation infrastructure, including the Abbotsford International Airport and the Sumas Border Crossing, providing convenient access for air freight and cross-border logistics. Surrounded by a strong base of industrial users and amenities, this location offers an ideal balance of accessibility, labour availability, and cost efficiency for warehousing, distribution, and manufacturing operations seeking a strategic foothold in the Fraser Valley.



Opportunity Details

2650 Progressive Way is ideally situated in the core of west Abbotsford's Peardonville Industrial district, with immediate access to Highway 1. This highly accessible location allows for efficient east-west movement throughout the Fraser Valley and seamless connectivity to key markets including Surrey, Langley, and Vancouver.

Civic Address	Unit 5 - 2650 Progressive Way, Abbotsford
PID	017-764-173
Building Area	Ground Floor Office: 1,800 SF Warehouse: 23,720 SF <u>Mezzanine: 1,800 SF</u> Total: 27,320 SF
Main Floor Area	25,520 SF
Zoning	I2 - General Industrial Zone
Loading	2 dock and 1 grade
Power	800 Amp 600 Volt
Clear Height	24'
HVAC	Forced air heating in warehouse & HVAC throughout office
Availability	Immediately
Lease Rate	\$17.50 Per SF
Additional Rent	\$5.26 per SF (2026 estimate)



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