

Lease Rate Reduced! Now \$17.50/SF

34079 Gladys Avenue, Abbotsford

62,279 SF  
Freestanding  
Industrial Facility  
**For Sale or Lease**

High Quality Facility | Excellent  
Owner-Occupier Opportunity

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# Property Highlights



Close proximity to Highway 1 via Sumas Interchange



3.26 acre site



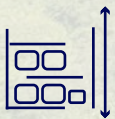
Dock and grade loading doors



Nearby transit options allowing easy access



Restaurants and amenities close in Downtown Abbotsford



Efficient cubic capacity with 28'8" ceilings



# Property Details

**Location** The property is situated on the north side of Gladys Avenue, minutes from Sumas Way to the east, connecting Highway 1, and South Fraser Way. This central location is close to transit options and a large employment base. It offers excellent proximity to major roads services.

**Zoning** I2 General Industrial

<b>Building Area Breakdown*</b>	Ground Floor Warehouse	52,098 SF
	Ground Floor Office	5,071 SF
	Second Floor Office	629 SF
	Freezer/Storage Mezz	4,481 SF
	<b>Total</b>	<b>62,279 SF</b>

- Features**
- Concrete tilt up construction built in 2008 by Conwest
  - Well improved office space on two levels including reception area, open plan work space, private offices, washrooms
  - 6 dock loading doors, 2 grade doors
  - 28'8" clear ceiling height
  - 800 amp, 600 volt 3-phase power
  - ESFR sprinklers
  - 72 designated parking stalls
  - Freezer space on 2nd level

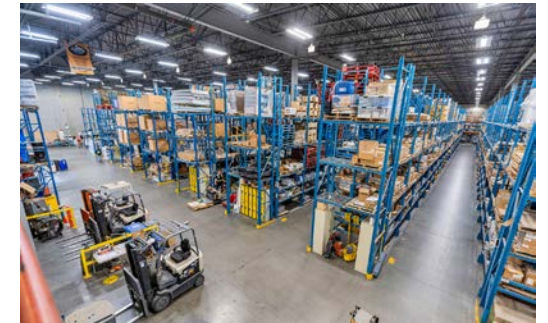
**Property Taxes** \$214,180.50

**Sale Price** \$24,500,000

**Lease Rate REDUCED!** ~~\$19.50 per SF, net~~ **\$17.50 per SF, net**

**Occupancy** Q2 2026

\* All areas are approximate and to be verified





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