

For Lease

31758 Marshall Road
Abbotsford, BC



Photographed: February 2026

Brand-new, 35,920 sf freestanding warehouse building on 1.43 acres with direct access and exposure to Marshall Road

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**Michael Farrell Personal Real Estate Corporation*





Development highlights

SITE SIZE

1.43 acres, plus an additional 0.7 acre easement behind the property for additional loading area and truck access off Forge Place

BUILDING SIZE

35,920 sf with office area built to suit

PARKING

Thirty (30) stalls with rough-ins for ten (10) EV charging stations

ACCESS

Both front (Marshall Road) and rear (Forge Place) access

ZONING

General Industrial Zone (I2)
For a full copy of the zoning bylaw, [please click here](#).

EXPECTED COMPLETION

September 2026

Opportunity

Avison Young is pleased to present the opportunity to lease a brand-new, 35,920 sf industrial facility, featuring premium design, situated on 1.43 acres in the South Poplar area of Abbotsford.

The building comes with dock and grade-level loading, boasts minimum 31' 2" clear ceiling heights and has the potential to add a mezzanine space of 5,537 sf. The existing zoning permits up to 40% of the floor area for office, showroom, or retail use.







Abbotsford is poised for strong growth, making it an increasingly appealing location for businesses. The area's numerous industrial developments and opportunities are outpacing nearby submarkets, presenting a unique opportunity to meet the growing demand in this dynamic and rapidly evolving area.

Location

The property is located just off the Clearbrook Road interchange, allowing for immediate access to Trans-Canada Highway (Highway 1) and convenient access to major arterial routes such as Fraser Highway, and South Sumas Way (Highway 11), providing seamless connectivity to Abbotsford International Airport, the Sumas/Abbotsford US Border Crossing, and surrounding communities throughout the Fraser Valley and Metro Vancouver.

As the population of this vibrant urban hub continues to grow, businesses are increasingly looking to expand into this thriving community.

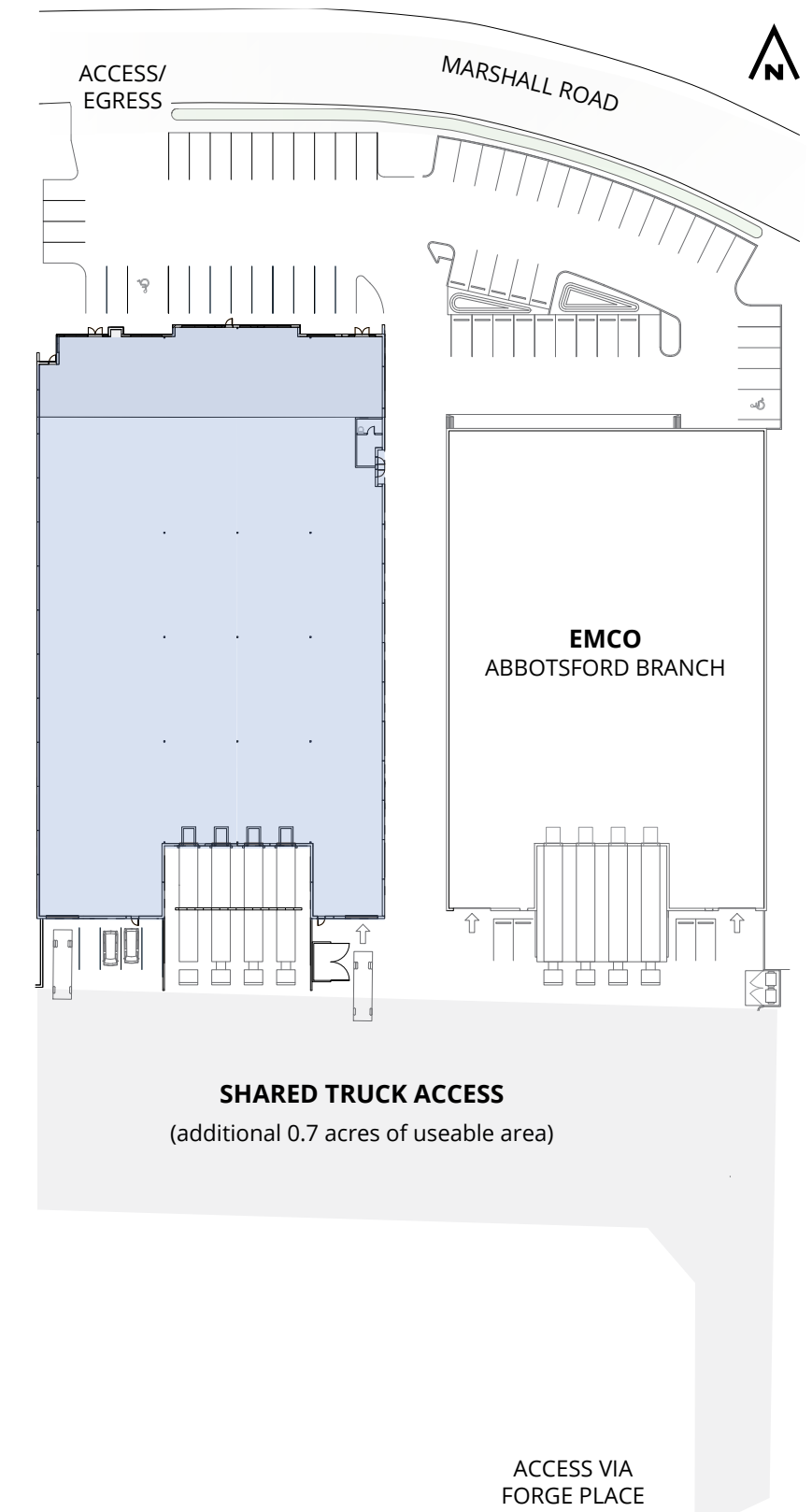
Building specifications

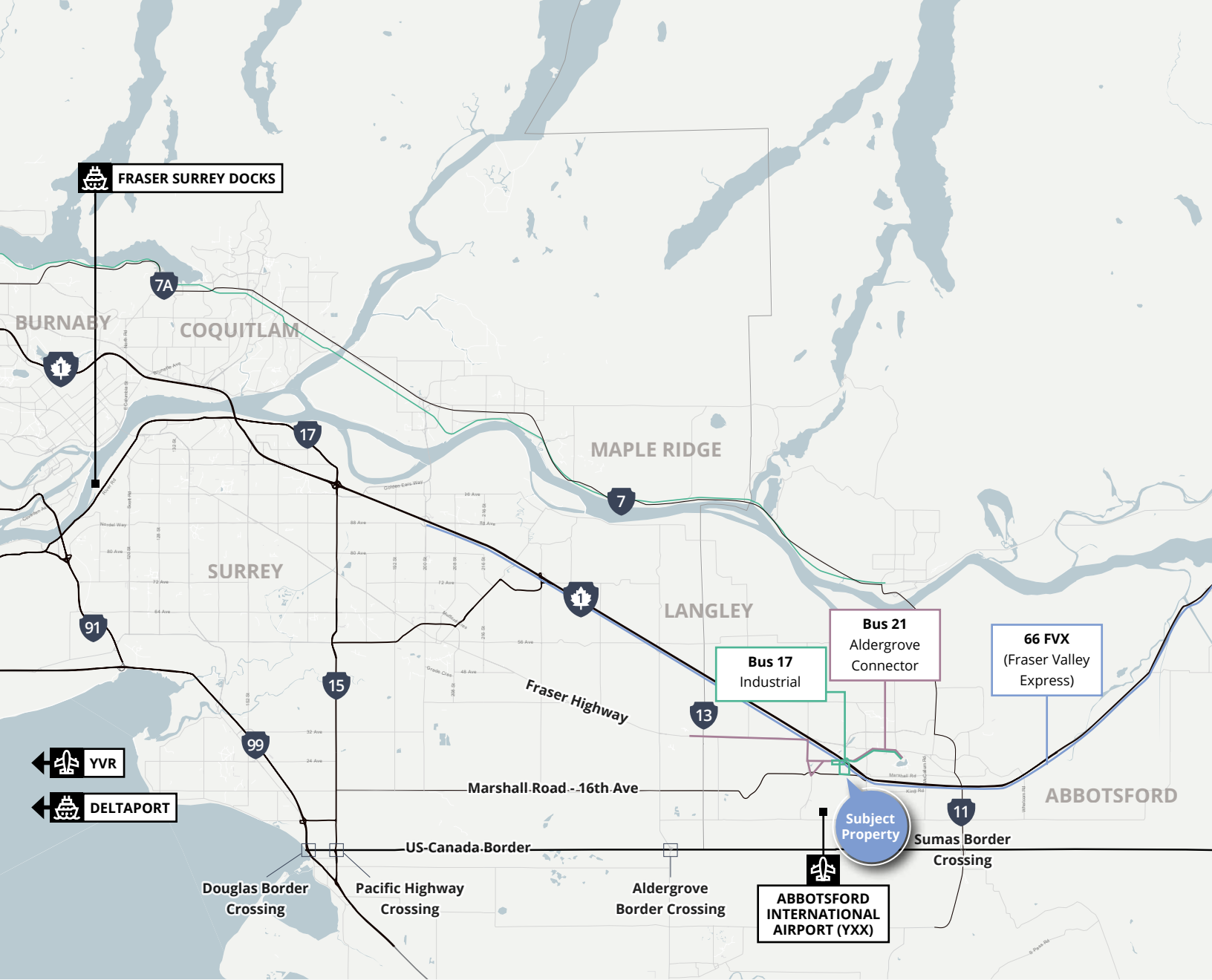
-  31' 2" clear ceiling height
-  800 amps at 600 volt electrical service with rough ins for EV Charging
-  LED Warehouse lighting
-  ESFR Sprinkler system
-  Four (4) 8' x 10' dock-level loading doors with concrete dolly pads, levelers, and dock seals
-  Two (2) grade-level loading doors (14' x 16')



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Site plan





DRIVE TIMES

Highway 1	1-2 mins	Sumas Border Crossing	15 mins	Port Kells	25 mins
Highway 11	5 mins	Aldergrove Border Crossing	15 mins	Langley City	28 mins
YXX	8 mins	Mission	19 mins	Fraser Surrey Docks	45 mins
Abbotsford Village	9 mins	Chilliwack	22 mins	Downtown Vancouver	1 hour
Gloucester	12 mins	Highway 7	22 mins	YVR	1 hour

Contact for more information

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