

**AVISON
YOUNG**

For Lease

100-2195 Queen Street
Abbotsford, BC



Opportunity to lease 30,707 sf of warehouse space including professional offices and serviced by dock and oversized grade loading

Michael Farrell*, Principal
604 646 8388

michael.farrell@avisonyoung.com

** Michael Farrell Personal Real Estate Corporation*

Opportunity

Avison Young presents the opportunity to lease a 30,707 sf warehouse unit with improved ground floor office space. The building was completed in 2017 and designed to efficiently accommodate a wide variety of light industrial uses.

This property provides seamless connectivity to the Trans-Canada Highway, Abbotsford Airport (YXX), and the 24 hour Sumas Border crossing.



Property details

UNIT SIZE

Warehouse	26,982 sf
Main office	3,725 sf
Total	30,707 sf

ZONING

I-2 (General Industrial) zoning allows for a wide range of light industrial uses and limited retail & office uses. Examples include, but are not limited to

- Manufacturing
- Courier Facility
- Nurseries
- Printing And Publishing Services
- Warehousing
- Retailing Of Building Supplies

**Please contact listing agent for full details on permitted uses*

LEASE RATE

\$17.95 psf, per annum (net)

ADDITIONAL RENT

\$3.98 per square foot per annum, (budgeted)

**plus 5% management fee*

AVAILABLE

July 1, 2026 or earlier upon sufficient notice

Highlights



31' 4" Ceiling heights



ESFR sprinklers



T5 Fluorescent lighting



Air conditioned office space



Four (4) dock doors (8' x 10') with 6'x8' levellers (35,000 lbs capacity)



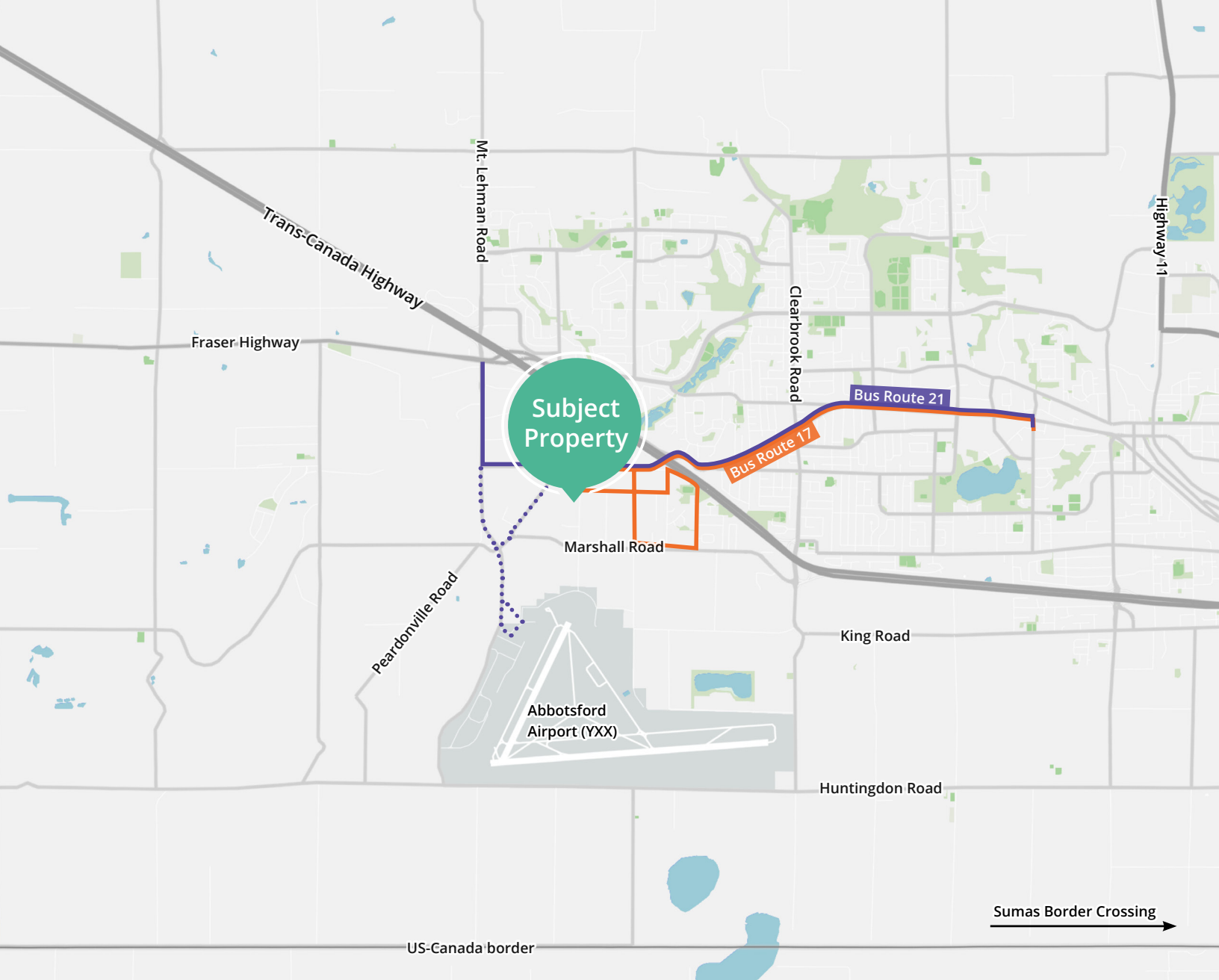
One (1) 14' x 16' grade-level loading door



One (1) 18' x 16' grade-level loading door

Site plan





Drive Times

16 minutes to Langley Township

16 minutes to Sumas Border Crossing

22 minutes to Port Kells

28 minutes to Surrey

30 minutes to Maple Ridge

45 minutes to Downtown Vancouver

Contact for more information

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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