

For Sale | Industrial

CBRE

330 Riverside Road

Abbotsford, BC

Price Reduced



Manufacturing Facility Located in the Sumas Industrial Area with Easy Access to the Trans-Canada Highway and Abbotsford/Sumas US Border Crossing

Contact

Shaun Bucke

Senior Associate
Industrial Properties
604 662 5121
shaun.bucke@cbre.com

Daniel McGauley

Personal Real Estate Corporation
Senior Vice President
Industrial Properties
604 662 5186
daniel.mcgaleay@cbre.com

Justin Fisher

Personal Real Estate Corporation
Vice President
Industrial Properties
604 662 5150
justin.fisher@cbre.com

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The Opportunity

CBRE Limited is pleased to present the rare opportunity to acquire a manufacturing facility located in the Sumas Industrial area. This location provides easy access to the Trans-Canada Highway and Abbotsford/Sumas US border crossing.

The property consists of approximately 15,972 SF inclusive of fully built out caretaker suite on 0.71 acres of land. The site is zoned and designated I-2 General industrial which allows a wide range of industrial uses including outside storage.

Salient Details

Legal Description	PARCEL 1 SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP2621
PID	025-538-691
Year Built	1987
Building Size	15,972 SF
Lot Size	30,870 SF / 0.71 Acres
Property Tax	\$43,235.26 (2025)
Availability	Contact Listing Agent
Price	\$6,000,000.00 \$4,950,000.00



Property Features



4 grade loading doors



4 overhead cranes up to 20 ton capacity



12 inch thick floor slab



600 Volt 400 Amp power



Fenced and secured



Access easement along the south side of the property

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Building Details

MAIN FLOOR

Warehouse 10,927 SF

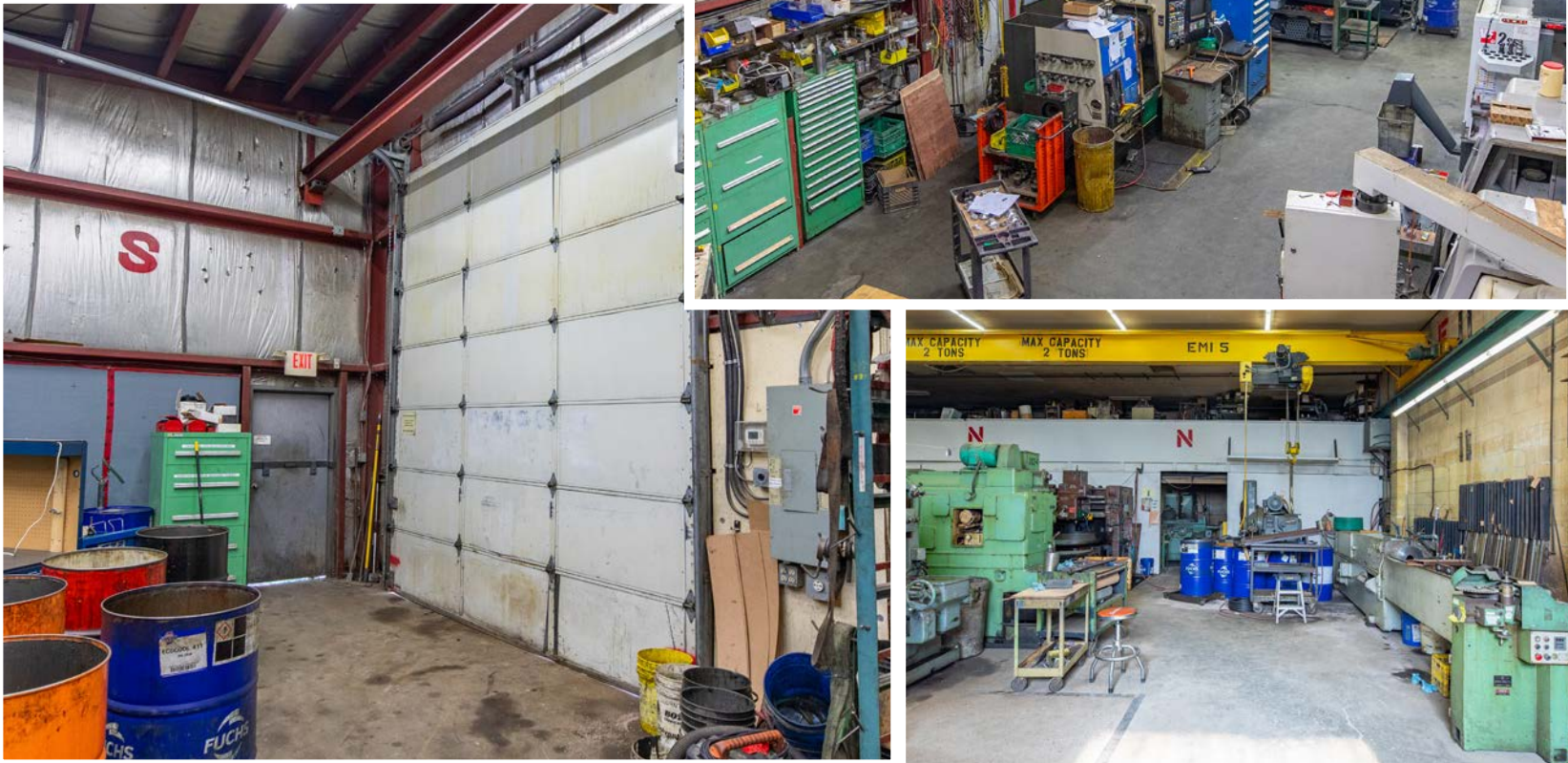
Office 1,838 SF

SECOND FLOOR

Residential 1,993 SF

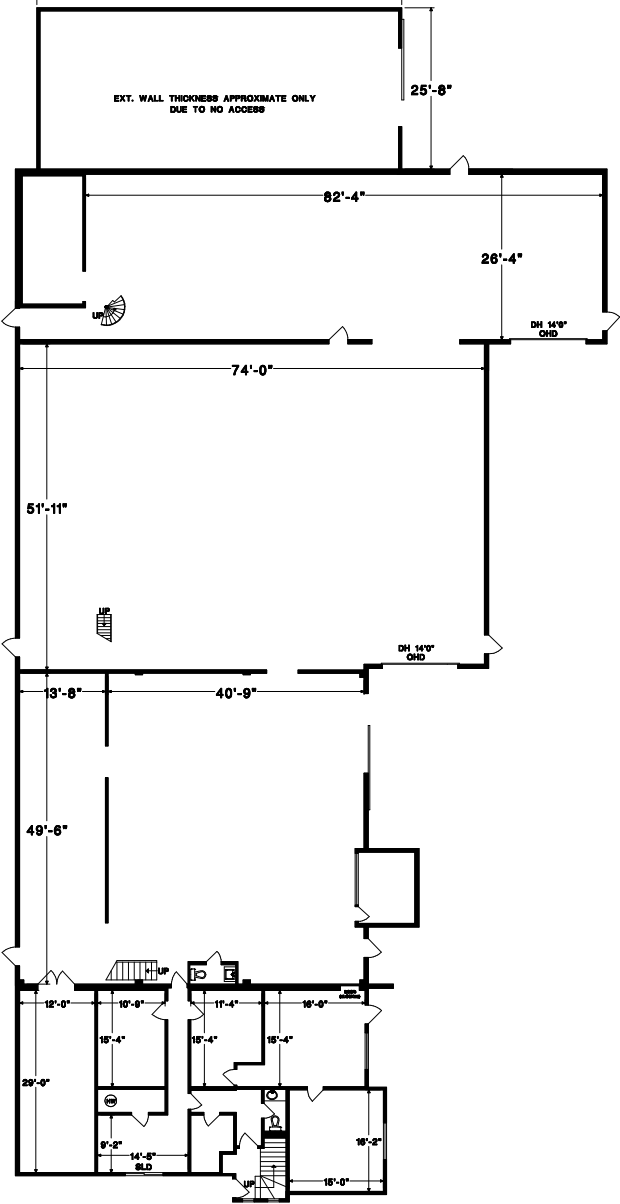
Mezzanine Warehouse 1,214 SF

Total Size 15,972 SF

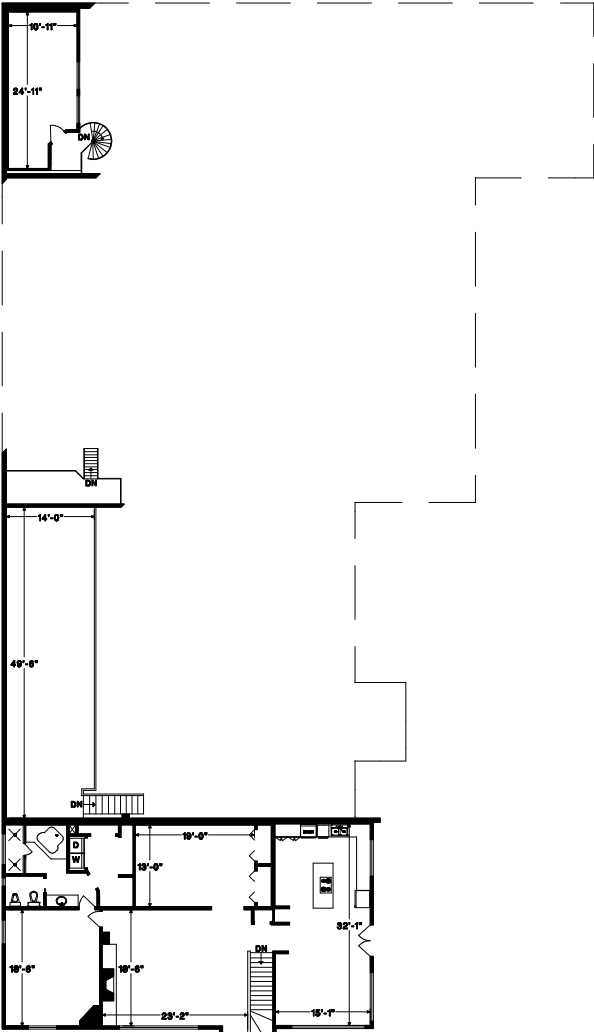


Interior Building Photos

Ground Floor



Second Floor



Building Floor Plan

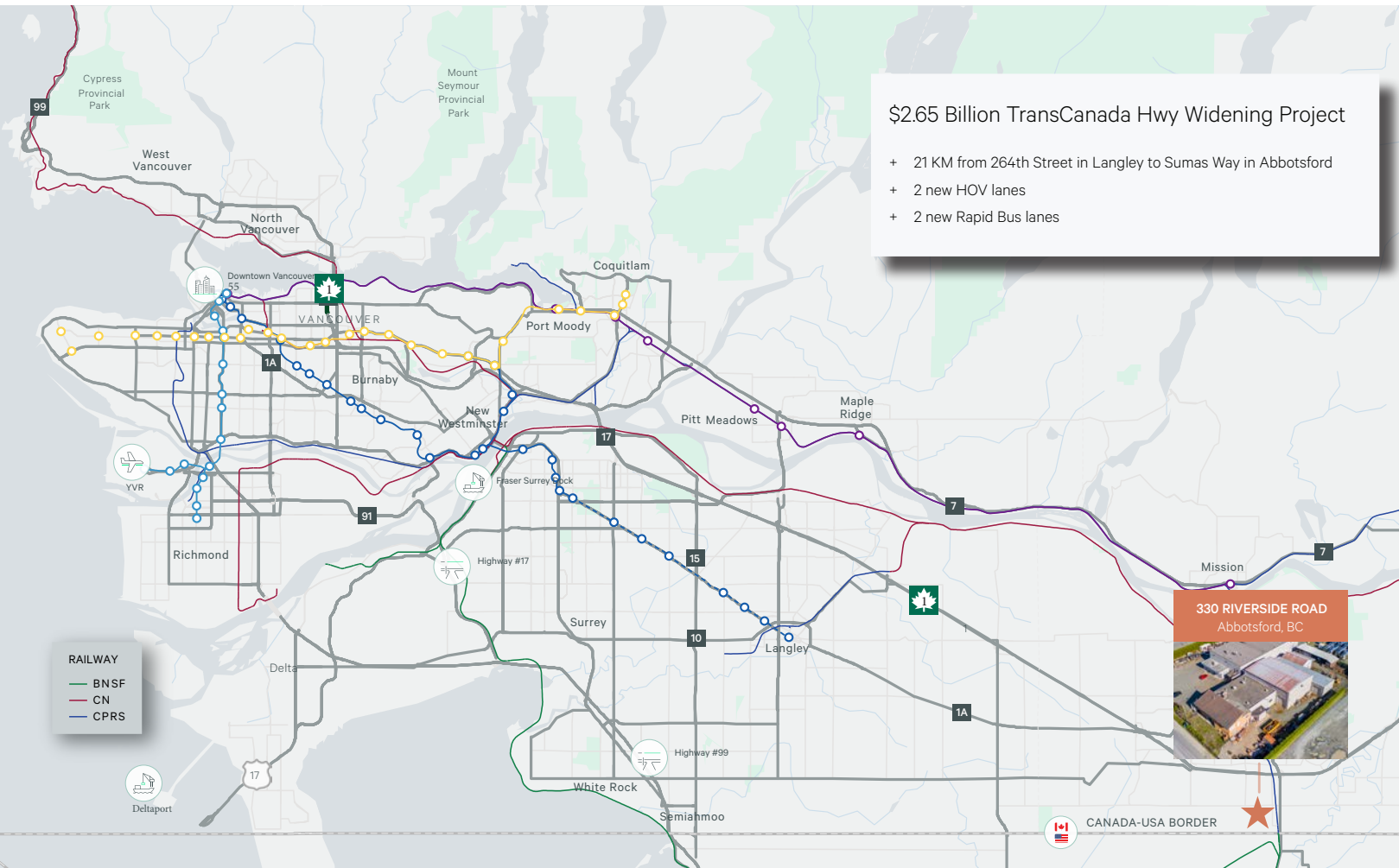
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The Location

The Sumas Industrial Area is located in Abbotsford, British Columbia, a thriving and dynamic city with a diverse and robust economy. Located in the Fraser Valley region of the province, Abbotsford is home to a number of industries, including manufacturing, retail, healthcare, and tourism. The city is also home to a number of small businesses, including shops, restaurants, and services.





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