

FOR LEASE

2105 CARPENTER STREET • ABBOTSFORD • BC



CDW
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COMMERCIAL REAL ESTATE

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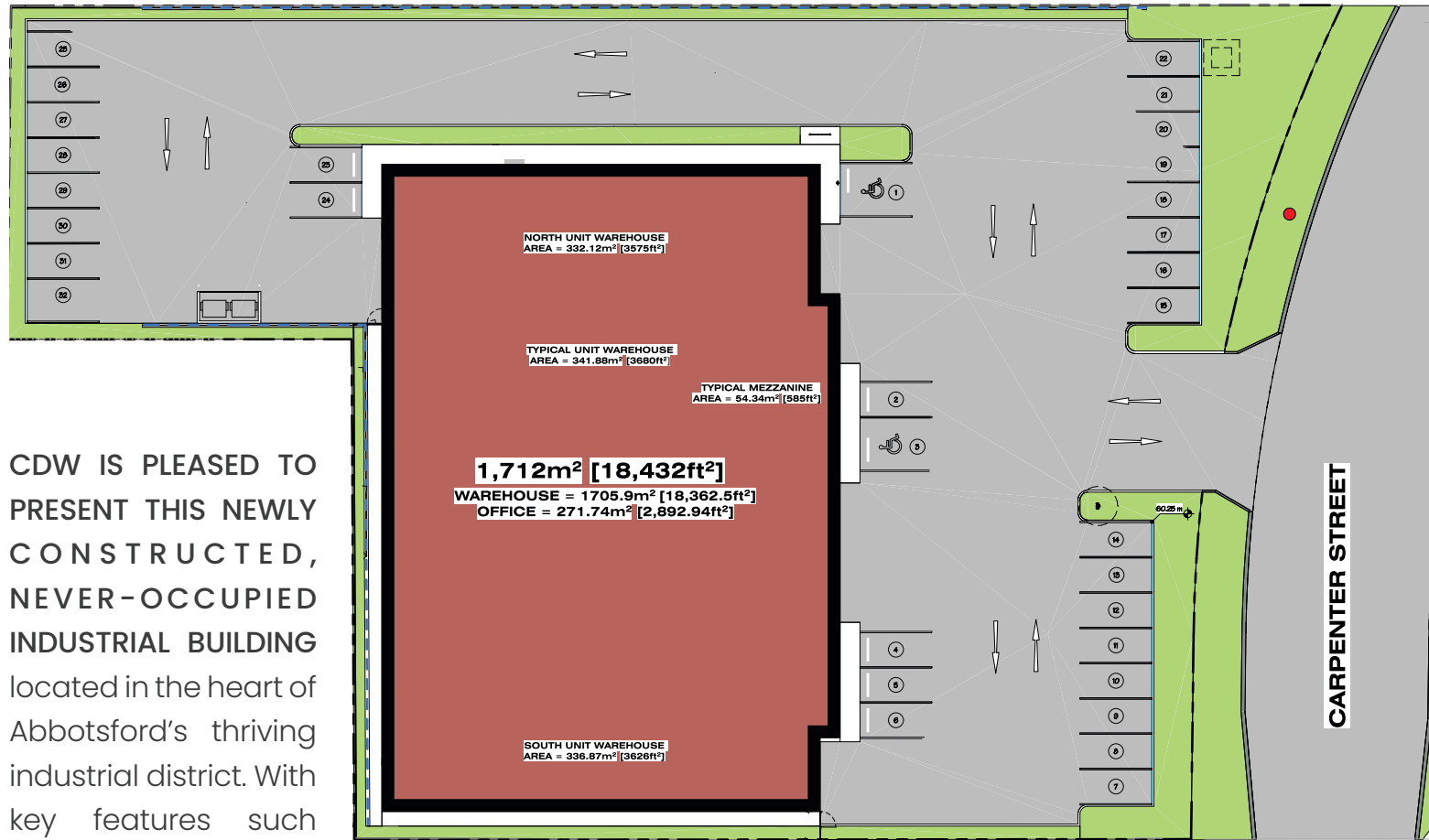
501 - 889 Pender Street, Vancouver, BC

RE/MAX
COMMERCIAL
RE/MAX COMMERCIAL ADVANTAGE



Each office independently owned and operated.





CDW IS PLEASED TO PRESENT THIS NEWLY CONSTRUCTED, NEVER-OCCUPIED INDUSTRIAL BUILDING located in the heart of Abbotsford's thriving industrial district. With key features such as 6 Grade-Level Loading Doors, a modern facade plus being in a prime location that provides immediate access to Highway 1 as well as the Marshall/16th Avenue corridor, makes it an ideal spot for transportation, logistics, and distribution for any company! Ample space designed to meet the needs of modern industrial operations, this space is perfect for manufacturing, warehousing, or distribution. This brand-new facility offers a rare opportunity to establish or expand your business in one of Abbotsford's most strategic industrial locations with close proximity to major transportation routes, the building ensures efficient access to the Lower Mainland and US.



INDUSTRIAL BUILDING ABBOTSFORD, BC

18,153 SF

LEASE RATE:
\$17.00/SF

ADDITIONAL RENT:
\$6.00/SF

AVAILABILITY:
Q1 2025

MLS NUMBER:
C8063693

ZONING:
I2-GENERAL
INDUSTRIAL ZONE

NEVER OCCUPIED
INDUSTRIAL BUILDING

WAREHOUSE SPACE
WITH 6 GRADE-LEVEL
DOORS

MODERN FACADE

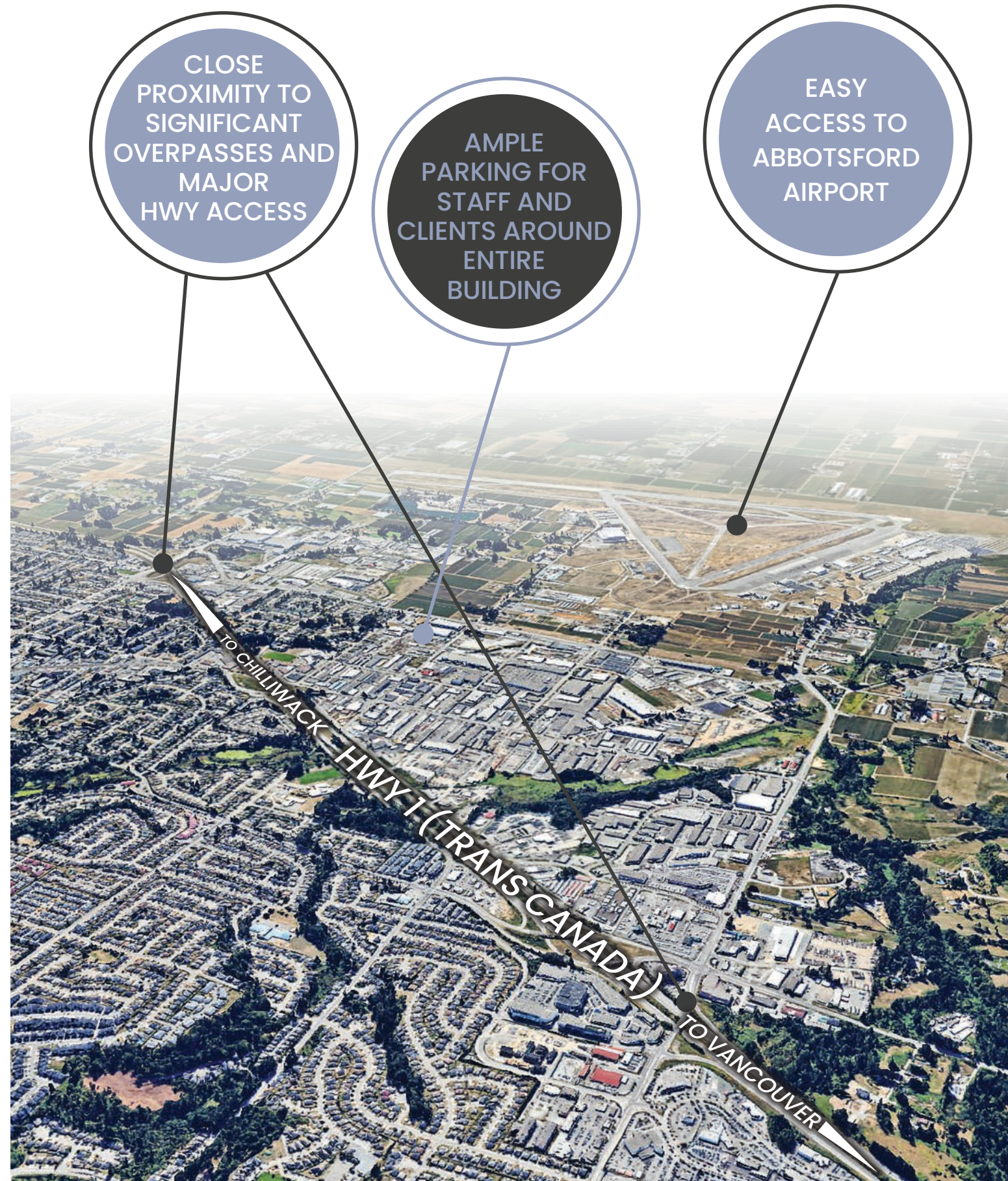


The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Commercial Advantage, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

CLOSE PROXIMITY TO SIGNIFICANT OVERPASSES AND MAJOR HWY ACCESS

AMPLE PARKING FOR STAFF AND CLIENTS AROUND ENTIRE BUILDING

EASY ACCESS TO ABBOTSFORD AIRPORT



DIRECT ROUTE FROM
HWY 1 (TRANS-CANADA)
VIA
MT. LEHMAN
OVERPASS
SOUTH TO
MARSHALL ROAD
EAST TO
CARPENTER STREET

CDW

2105
CARPENTER STREET



MT. LEHMAN OVERPASS



TRANS CANADA HIGHWAY (HWY 1)

CLEARBROOK ROAD OVERPASS



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