



NEW AVAILABILITY

Units 2–5, 30971 Peardonville Road
Abbotsford, BC

High Exposure Industrial Space on Peardonville Road with Dock & Grade Loading

Opportunity to lease 14,079 SF of contiguous industrial warehouse and office space on one of Abbotsford's major industrial thoroughfares, Peardonville Road.

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Units 2–5

30971 Peardonville Road

Abbotsford, BC

Unit Description

This combined unit features an open layout warehouse area, providing businesses with a wide range of possibilities to customize the space to their unique needs. In addition to the 10,582 SF of warehouse/production space, there is also an enclosed loading area, plus a spacious changeroom for employees. The well-maintained front office area is comprised of 3,497 SF and features ample glazing providing natural light. 16 designated parking stalls are included. The property also benefits from added exposure as it has excellent frontage along Peardonville Road.

- ▶ Abundant glazing and natural light
- ▶ Ample Parking
- ▶ Open Span Warehouse Area

Location

Quick access to Highway 1 is accessible via Fraser Highway/Mount Lehman Road or the Clearbrook Road interchange, and the Abbotsford International Airport is just minutes away.

Available Area

14,079 SF

Net Lease Rate

\$14.95 PSF

Taxes & Operating Costs

\$5.50 PSF (2025 est.)

Total Rent/Month

\$23,992.96

Availability

Immediate

Clear Ceiling Height

20.5'

Zoning

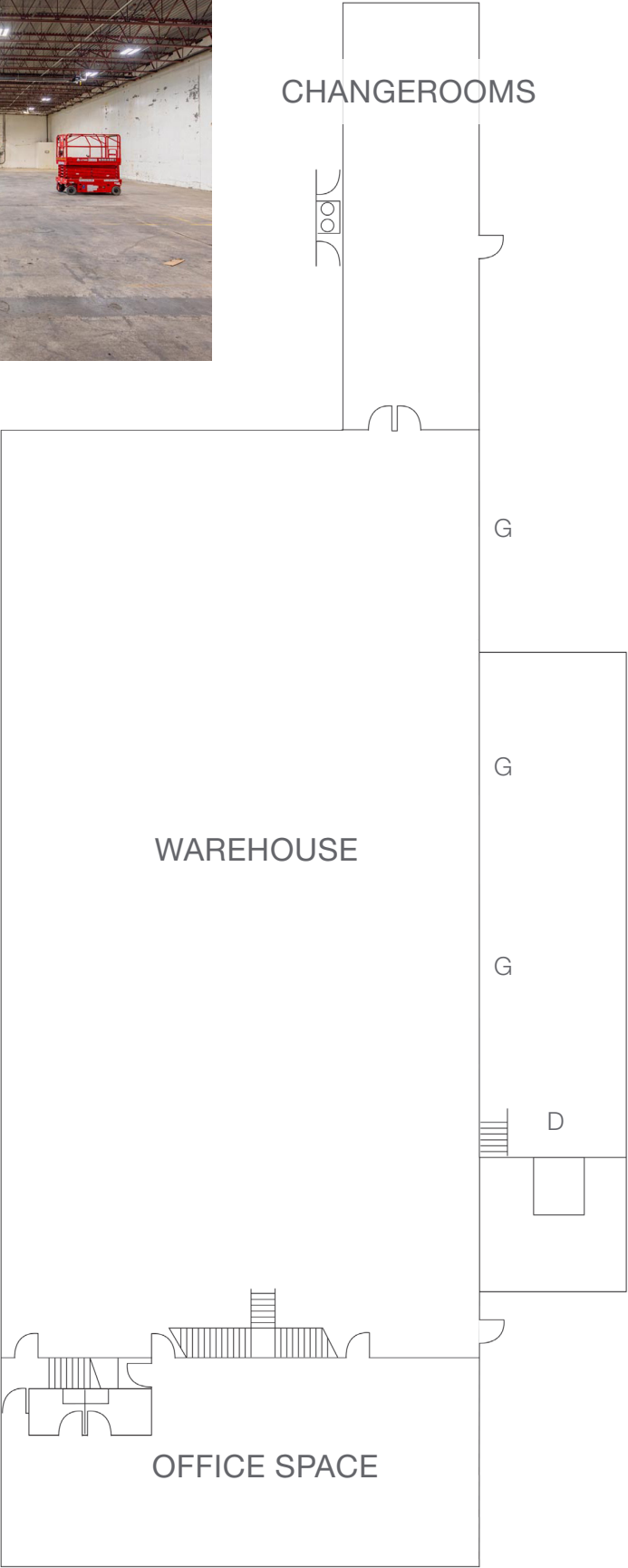
I-2 (General Industrial)

Features

- ▶ 3 Grade Loading Doors (12' x 14')
- ▶ 1 Dock Door With Leveller
- ▶ Enclosed Loading Area
- ▶ 20.5' Clear Ceiling Height
- ▶ Natural Gas Fired Unit Heaters
- ▶ 3-Phase, 225 AMP Power
- ▶ Private Offices & Changerooms
- ▶ Concrete Tilt-Up Construction

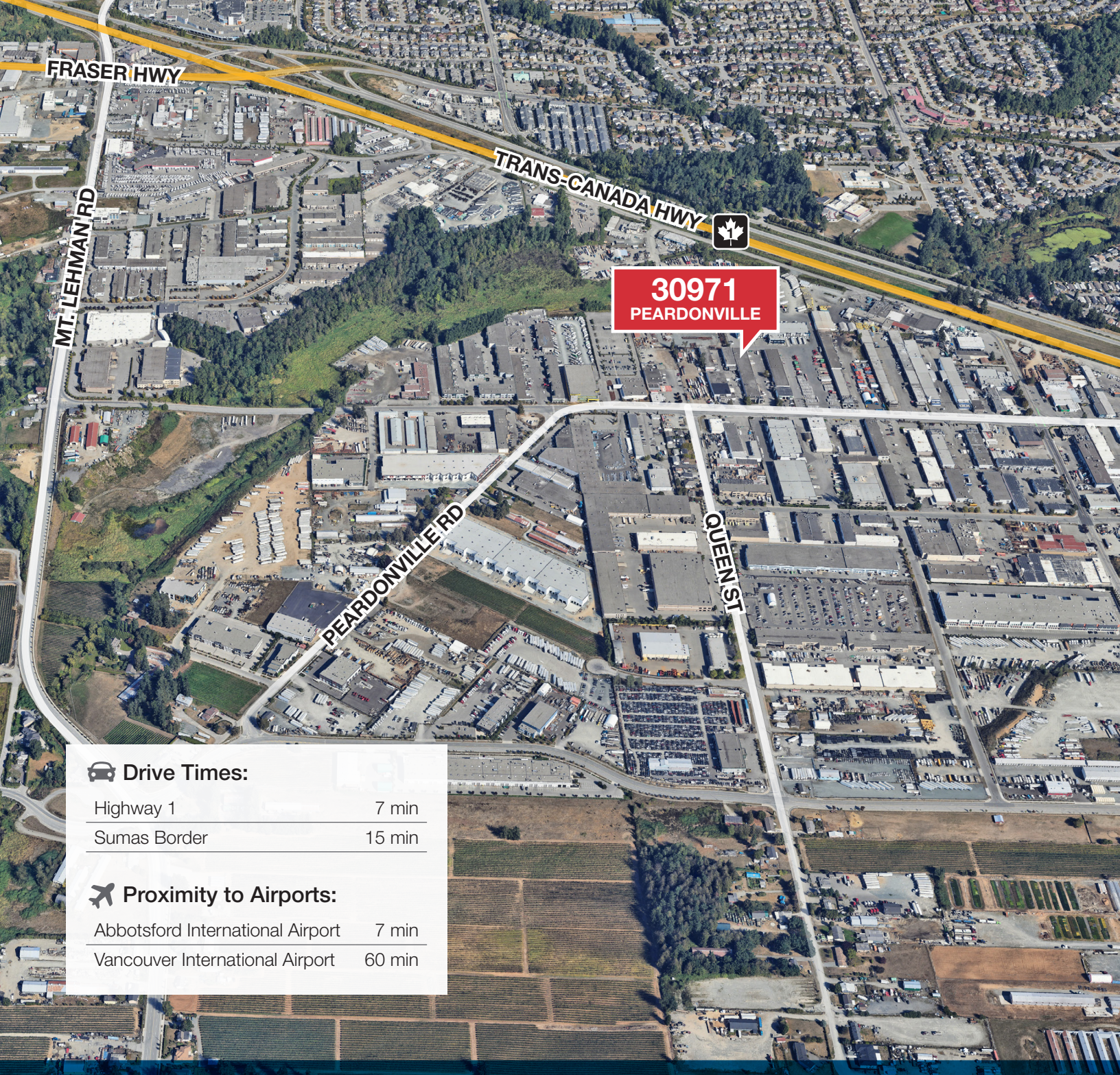


Floor Plan
Units 2-5 | 14,079 SF



PEARDONVILLE ROAD

G = Grade Loading
D = Dock Loading



 Drive Times:

Highway 1	7 min
Sumas Border	15 min

 Proximity to Airports:

Abbotsford International Airport	7 min
Vancouver International Airport	60 min

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