



FOR LEASE

14,461 SF Large-Bay
Industrial Opportunity
at Riverside Road
Business Park

Building B, Unit 105

1355 Riverside Rd., Abbotsford, BC

Brand new, large bay industrial opportunity at Riverside Road Business Park

NEWMARK

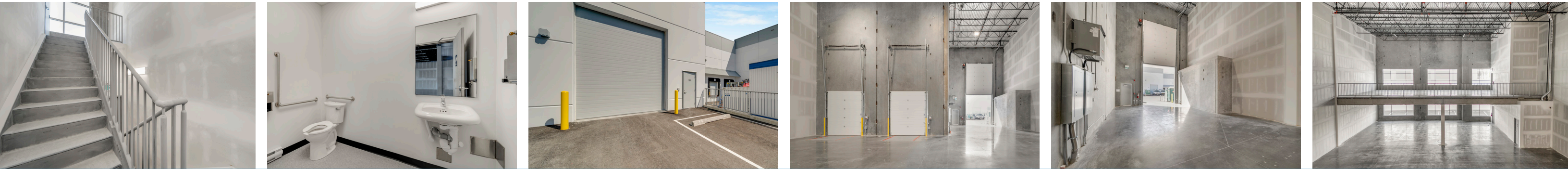
THE OPPORTUNITY

Unit 105 at 1355 Riverside Road (the “Property”) is a rare chance to lease premium large-bay industrial strata space in one of Abbotsford’s most dynamic industrial hubs. Developed by Cedar Coast and built by Orion Construction, Riverside Road Business Park is the city’s first master-planned strata industrial complex. The Property is purpose built for logistics, manufacturing, and growing businesses that demand modern specs, strong access, and visibility.

Unit 105 totals 14,461 SF, including 12,652 SF of warehouse with 32’ clear ceilings and an 1,809 SF second-floor concrete mezzanine. The unit is equipped with one grade-level and two dock-level loading doors, and 13 onsite parking stalls.

Asking Rent \$17.50 \$16.00 PSF Year 1 Introductory Rate
Additional Rent \$5.50 PSF (2026 Estimate)
Available Immediately

Unit 105 - Riverside Road Business Park



Property Details

**Construction**
Insulated concrete tilt-up

**Zoning**
I2 – General Industrial

**Loading**
1 grade (12’ x 14’)
2 dock (8’ x 10’) doors w/ levelers

**Parking**
Thirteen (13) parking stalls

**Heating**
Gas-fired unit heaters

**Floor Load Capacity**
Warehouse: 700 lbs psf
Mezzanine: 100 lbs psf

**Sprinklers**
ESFR sprinklers

**Ceiling Height**
32’ clear warehouse
18’10” mezzanine
10’8” under mezzanine

**Lighting**
High-efficiency LED fixtures

**Power**
200A / 600V / 3-phase power

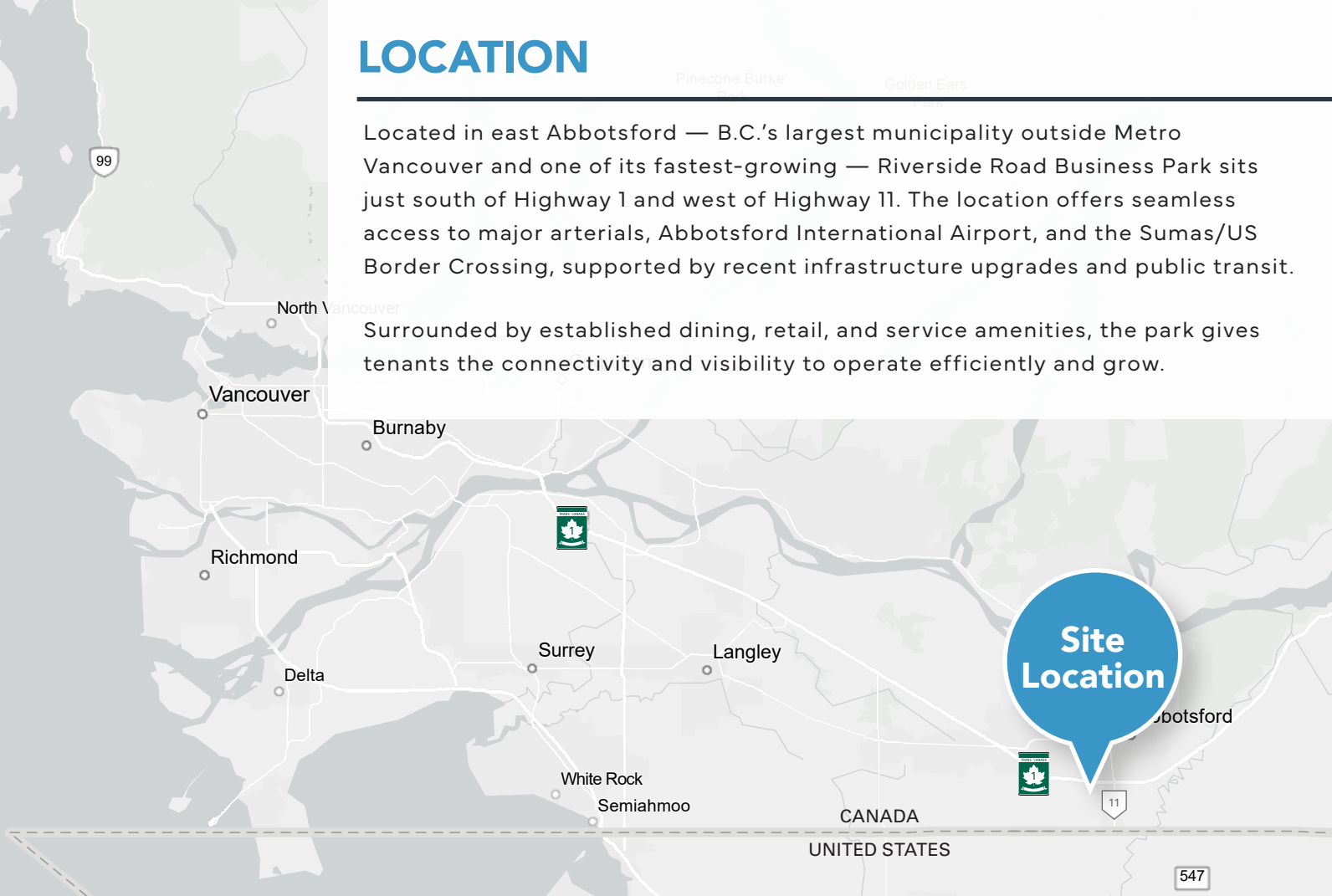
LOCATION

Pinecone Burke

Golden Ears

Located in east Abbotsford — B.C.'s largest municipality outside Metro Vancouver and one of its fastest-growing — Riverside Road Business Park sits just south of Highway 1 and west of Highway 11. The location offers seamless access to major arterials, Abbotsford International Airport, and the Sumas/US Border Crossing, supported by recent infrastructure upgrades and public transit.

Surrounded by established dining, retail, and service amenities, the park gives tenants the connectivity and visibility to operate efficiently and grow.



DRIVE TIMES

1
MIN

Highways
1 & 11

5
MIN

Sumas/
US Border
Crossing

9
MIN

Abbotsford
International
Airport

10
MIN

Fraser
Highway

15
MIN

Highway 7

30
MIN

Highway 17
(South Fraser
Perimeter Rd)

1
HOUR

Downtown
Vancouver

1
HOUR

Vancouver
International
Airport



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