

**NOW LEASING**

UP TO 45,571 SF OF INDUSTRIAL SPACE | FLEXIBLE UNIT SIZES

**CBRE**

# LEGACY

**BUSINESS  
PARK**

2325 PEARDONVILLE ROAD | ABBOTSFORD, BC



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**READY FOR  
OCCUPANCY**

**CBRE**

# THE OPPORTUNITY

Legacy Business Park is an opportunity to lease an industrial space with flexible demising options in one of the fastest-growing markets in the Fraser Valley. This location features an unparalleled location with proximity to amenities, Trans-Canada Highway, Abbotsford Airport, Canada-U.S. border crossing and the gateway to interior B.C. In one of the lowest industrial vacancy markets in the Fraser Valley.

2325 Peardonville features high quality industrial space with best-in-class features, such as dock and grade loading, high ceilings and flexible demising options.

AVAILABLE SPACE  
**3,312 SF - 8,306 SF**



## PROPERTY FEATURES

ASKING LEASE RATE: CONTACT LISTING AGENTS

-  6 DOCK LOADING DOORS  
18 OVERSIZED GRADE LOADING DOORS (12'X14')
-  26 FT CEILING CLEARANCE  
ALLOWS FOR FLEXIBLE RACKING OPTIONS
-  3-PHASE ELECTRICAL SERVICE - 100A - 200A PER UNIT
-  500 LBS PSF LIVE FLOOR LOAD CAPACITY
-  EFSR FIRE SUPPRESSION SYSTEM
-  HIGH EFFICIENCY LED WAREHOUSE LIGHTING
-  CONCRETE TILT-UP CONSTRUCTION
-  GAS FIRED FORCED AIR UNIT HEATER IN WAREHOUSE
-  WAREHOUSE SKYLIGHT IN EACH DOCK LOADING UNIT
-  FIBRE OPTIC CABLING AVAILABLE
-  105 +/- PARKING STALLS
-  7 DESIGNATED BICYCLE PARKING STALLS
-  STATE-OF-THE-ART SECURITY AND MONITORING SYSTEM WITH ELECTRIC SECURITY GATE

# MARKET COMPARISON

## MARKET SUMMARY - Q1 2025

### METRO VANCOUVER

### FRASER VALLEY

Inventory	221,763,208	100,967,565
Vacancy Rate	3.70%	4.90%
Availability Rate	4.80%	6.50%
Net Asking Rent	\$19.96	\$19.64
Op Cost & Taxes	\$5.94	\$5.25
Gross Rent	\$25.90	\$24.89

**60** Minute Drive to  
Downtown Vancouver  
Deltaport  
YVR

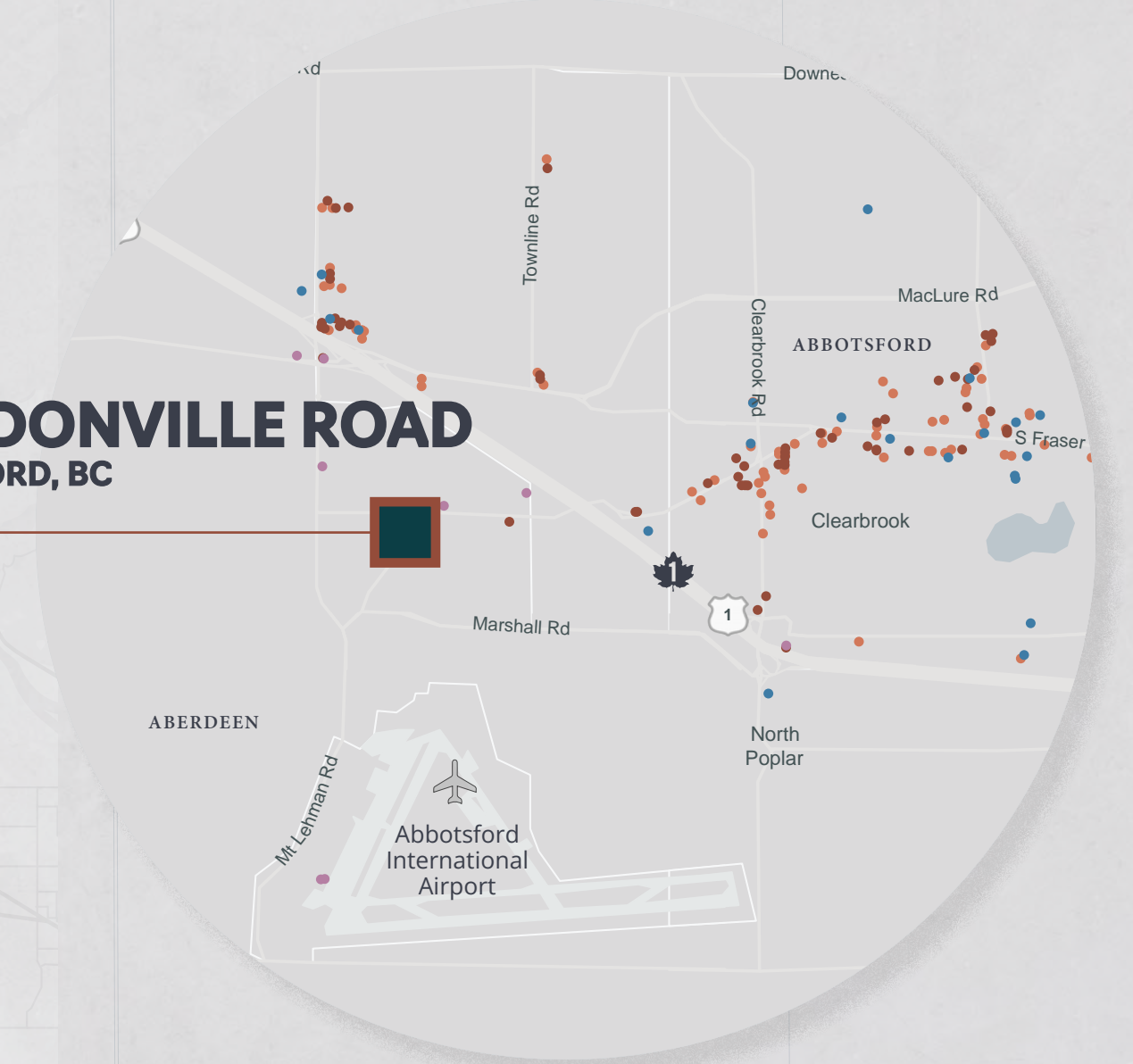
**40** Minute Drive to  
Burnaby  
Surrey Central  
Port Coquitlam  
Maple Ridge

**20** Minute Drive to  
Port Kells  
Mission  
US / Canada Border

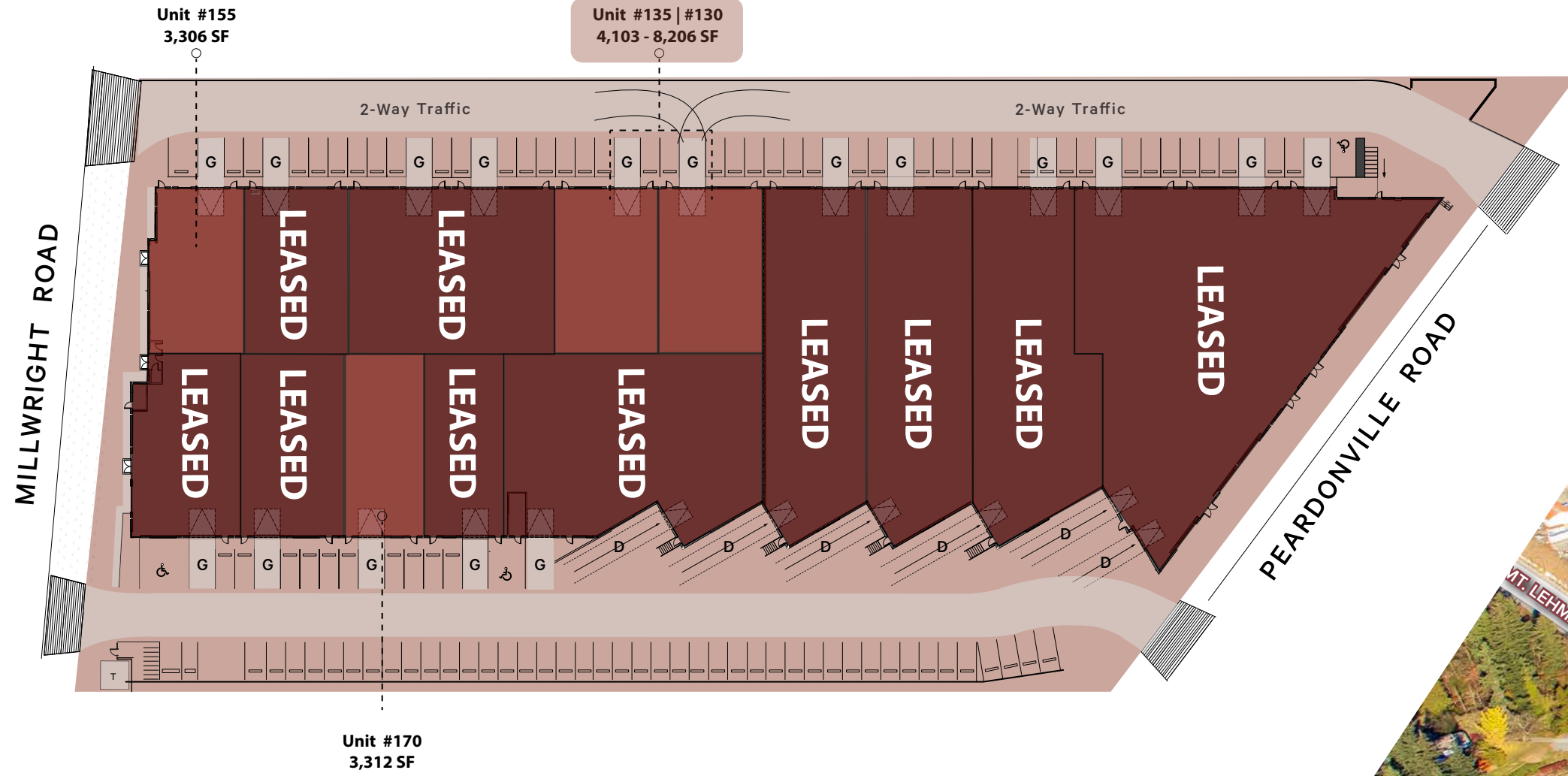
**10** Minute Drive to  
Aldergrove  
Downtown  
Abbotsford

**2325 PEARDONVILLE ROAD**  
ABBOTSFORD, BC

- 55+ RESTAURANTS
  - 65+ SERVICES/RETAIL
  - 20+ CAFES
  - 8 BAR/PUB
- WITHIN A 5KM RADIUS



# 2325 PEARDONVILLE ROAD



Available for lease as a single, contiguous unit

**DEMISABLE OPTIONS AVAILABLE  
FROM 3,312 SF TO 8,306 SF**



**2325 PEARDONVILLE ROAD**

# GROWTH IN ABBOTSFORD

Abbotsford is a city located in the Fraser Valley region of British Columbia, Canada. With a population of over 140,000 people, it is the largest city in the Fraser Valley Regional District. Abbotsford is located approximately an hour's drive east of Vancouver and is easily accessible via the Trans-Canada Highway.

In 2017, the City of Abbotsford initiated the Plan for 200K to support the Official Community Plan (OCP) adopted the previous year. The aim of the initiative is to apply growth strategies from relevant Master Plans, Neighbourhood Plans, and Studies to realize Abbotsford's vision and framework for accommodating a population of 200,000. To ensure alignment with the OCP and the 2019-2022 Strategic Plan, the City has been reviewing and updating existing plans related to operations, development, infrastructure, services, amenities, and programs since 2017.



## ABBOTSFORD REGIONAL HOSPITAL AND CANCER CENTRE EXPANSION

A \$150 million expansion project that began in 2020, adding 60 new beds and expanding the emergency department. - 2023



## ABBOTSFORD CENTRE EXPANSION

A \$9 million expansion project that will add new seating and a premium seating area to the arena. - 2022



## ABBOTSFORD AIRPORT EXPANSION

Ongoing expansion of the airport, including the construction of a new air cargo facility and the addition of new flight routes. - 2022



## U-DISTRICT

A new neighbourhood development planned near the University of the Fraser Valley, featuring a mix of residential, commercial, and office space.



## RAIL DISTRICT DEVELOPMENT

650 home development project is a multi-year plan that entails building five new neighbourhoods – Railside, Hillside, Brickyard, Ridgeline and The Rail Plaza. - 2021-2033

# LEGACY BUSINESS PARK

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MARKETED BY

**CBRE**

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1 WASHROOM PER UNIT