



RIVERSIDE ROAD
BUSINESS PARK

FOR SALE

1525 RIVERSIDE ROAD, ABBOTSFORD



**Brand-new 15,012 sf freehold (non-strata)
building on 0.86 acres, featuring heavy
power and a prime industrial location**



CEDAR COAST

**AVISON
YOUNG**

A rare opportunity to own the final freestanding building at Cedar Coast's Riverside Road Business Park

OPPORTUNITY

Introducing **Building D at Riverside Road Business Park** – a prime industrial space in Abbotsford's newest development. Developed by Cedar Coast and built by Orion Construction, this 15,012 sf facility boasts three grade-level loading doors, outstanding visibility with direct exposure to Riverside Road, skylights for natural light, 26' clear ceilings, and ample industrial power supply with 800 amps at 600 volts provided. It also features a modern storefront with expansive glazing and a fully enclosed concrete mezzanine that offers flexible storage or office space. With its strategic location and innovative design, Building D is the ideal place for your business.



LOCATION

Conveniently located in east Abbotsford, **Riverside Road Business Park** offers a prime location just south of Highway 1 and west of Highway 11. This strategic positioning ensures effortless access to major arterial routes, Abbotsford International Airport, the Sumas/US Border Crossing, and neighbouring communities throughout the Fraser Valley.



BUILDING DETAILS

PID

032-305-141

LEGAL DESCRIPTION

LOT 3 SECTION 10 TOWNSHIP 16
NEW WESTMINSTER DISTRICT
PLAN EPP129076

SITE AREA

0.86 acres

CONSTRUCTION

Insulated concrete tilt-up

BUILDING SIZE

Mezzanine: 3,462 sf

Warehouse: 11,550 sf

Total: 15,012 sf

LOADING

Three (3) grade loading doors
(12' x 14')

PARKING

Twenty (20) stalls

POWER

800 amps / 600 volts provided

CEILING HEIGHT

Warehouse: 26' clear

Mezzanine (fully-enclosed):

12'10" to underside of joist

Ground floor (below mezzanine):

10'8" to underside of joist

FLOOR LOAD CAPACITY

500 lbs psf (warehouse)

LIGHTING

High-efficiency LED fixtures

HEATING

Gas-fired unit heaters

SPRINKLERS

ESFR sprinklers

ZONING

I2 - General Industrial Zoning

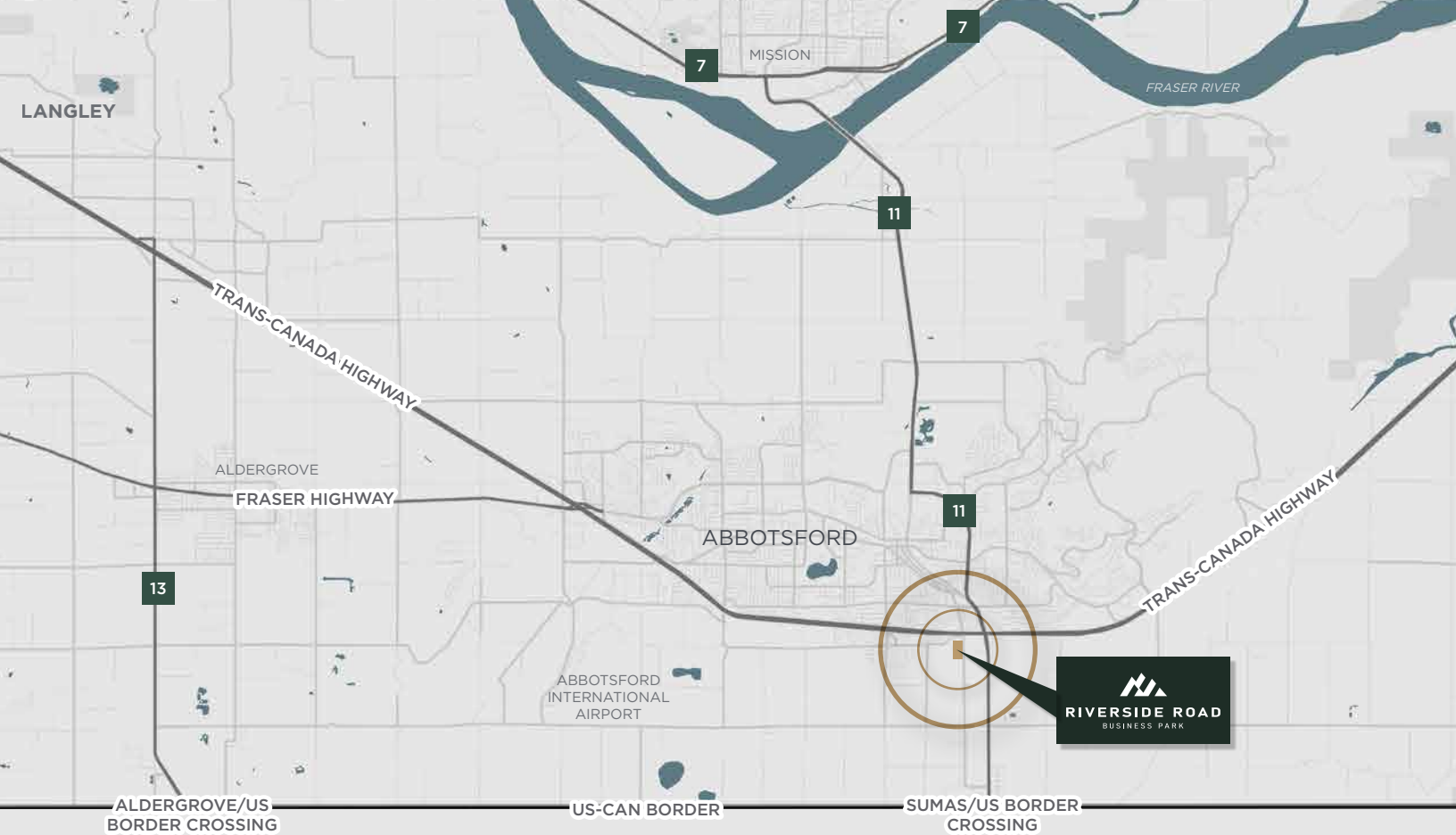
COMPLETION DATE

Ready for occupancy

ASKING PRICE

\$6,530,220





DRIVE TIMES

Highway 11	1 min	Highway 17 (South Fraser Perimeter Road)	30 min
Highway 1	1 min	Downtown Vancouver	1 hour
Sumas/US Border Crossing	5 min	Vancouver International Airport	1 hour
Abbotsford International Airport	9 min	Kamloops	2.75 hours
Fraser Highway	10 min	Kelowna	3.25 hours
Highway 7	15 min		

CONTACT US FOR MORE INFORMATION

RIVERSIDEROADBUSINESSPARK.COM

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