

FOR LEASE

35,000 SF of Warehouse with Office in West Abbotsford

Unit 5 - 2650 Progressive Way, Abbotsford

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Property Features



35,000 SF total building area



Excellent proximity to Mount Lehman Road and with immediate access to Highway 1



I2 - General Industrial Zone



2 dock and 1 grade loading door



Access to Highway 1 is 3 mins away, US Border is 20 mins South, 7 mins to Abbotsford International Airport



Forced air heating in warehouse & HVAC throughout office

Location Highlights

The property is in close proximity to major transportation infrastructure, including the Abbotsford International Airport and the Sumas Border Crossing, providing convenient access for air freight and cross-border logistics. Surrounded by a strong base of industrial users and amenities, this location offers an ideal balance of accessibility, labour availability, and cost efficiency for warehousing, distribution, and manufacturing operations seeking a strategic foothold in the Fraser Valley.



Opportunity Details

2650 Progressive Way is ideally situated in the core of west Abbotsford's Peardonville Industrial district, with immediate access to Highway 1. This highly accessible location allows for efficient east-west movement throughout the Fraser Valley and seamless connectivity to key markets including Surrey, Langley, and Vancouver.

Civic Address Unit 5 - 2650 Progressive Way, Abbotsford

PID 017-764-173

Building Area Ground Floor Office: 1,800 SF
Warehouse: 31,400 SF
Mezzanine: 1,800 SF
Total: 35,000 SF

Main Floor Area 33,200 SF

Zoning I2 - General Industrial Zone

Loading 2 dock and 1 grade

HVAC Forced air heating in warehouse & HVAC throughout office

Availability Immediately

Lease Rate \$17.50 Per SF

Additional Rent \$5.26 per SF (2026 estimate)



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