

FOR LEASE

B 2265 West Railway Street
Abbotsford

\$14.50 SF | CAM \$4.50 SF

MLS #C8063648



LAURA LINDSTROM

Personal Real Estate Corporation

KIM PARLEY

Realtor

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RE/MAX Nyda Realty - Garrison Crossing
604-858-5884

DESCRIPTION

Available immediately. Established 2000 sq.ft. workshop and 1600 sq.ft. furnished office space for lease. Gated & secured building with decent parking and optional outside storage. Washrooms. Heated. Zoned I2. 10'x12' overhead dock loading door. Warehouse area well-equipped. Central Abbotsford location. Close to Hwy 1, Abbotsford/Mission Hwy and Sumas Border Crossing. Call for more information.

ZONING: I2

(General Industrial Zone)

Intent: To accommodate a mix of light industrial uses. Dangerous Goods Manufacturing/Warehousing. Contact the City of Abbotsford for specific uses.

LOCATION

Centrally located in the heart of Abbotsford running parallel to South Fraser Way.



2265 W Railway St - Abbotsford, BC
Measurement in SQFT
MAIN FLOOR
TOTAL AREA: 1,539



2265 W Railway St - Abbotsford, BC

TOTAL SQUARE FEET: 1,951

Weed every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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RE/MAX
COMMERCIAL[®]

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Active
C8063648

B 2265 WEST RAILWAY STREET
Abbotsford East
Abbotsford

For Lease
Industrial

Additional Property Types:
Industrial, Office

V2S 2E3
Listing Map: 

Leased Date:
Leased Price:



Zoning: **I2** Gross Prop Tax Yr: Sale **LEASE**
P.I.D.#: **300-016-749** Building/Complex Name:

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MEASUREMENTS:

Space Avail. for Lse:	3,600	W/hse/Indust. Sq Ft:	
Subj. Space Width		Office Area Sq Ft:	
Subj. Space Depth:		Retail Area Sq Ft:	
Land Size Sq.Ft:		Mezzanine Sq Ft:	
Land Size Acres:	0.34	Other Area Sq Ft:	
Acres of Freehold		Main Resid. Sq Ft:	
Acres Leasehold		Min. Divisible Space:	3,600
Subj Prop Width ft.:		Max. Contig. Space:	3,600
Subj Prop Depth ft.:		Class of Space:	

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date: **8/31/2025**
Lse Term/Months: **11**
Is a Sub-lease?: **Yes**
Strata Fees/Month:

Seller's Int.: **Registered Owner**

Int. In Land: **Freehold**
Occupancy: **Tenant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:	\$14.50
Est. Additional Rent / SF:	\$4.50
Basic Rent per Month:	\$4,350.00
Est. Add. Rent per Month:	\$1,350.00
Basic Rent per Annum:	\$52,200.00

Gross Rent per Annum/SF:	
Gross Rent per Month:	
Gross Rent per Annum:	

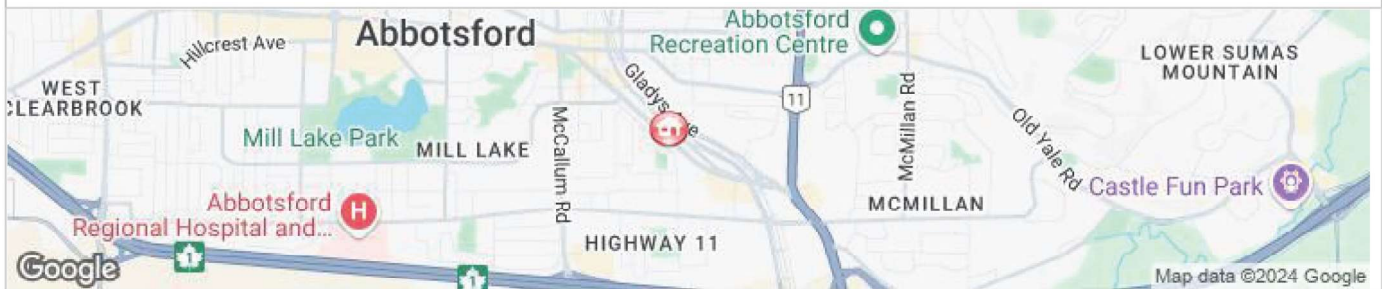
GENERAL BUILDING AND PROPERTY DETAILS:

Year Built:	1980	Construction:	Wood Frame	Power Type:	
# of Buildings:		Roof:			
# of Storeys:		HVAC:			
# of Elevators:		Building Type:	Freestanding, Mixed Use		
# Parking Spaces:		Amenities:	Air Conditioning, Alarm System, Boardroom, Dock Loading, Lunchroom, Paved Yard, Secured Parking, Washrooms Female/Male		
# of Docks:	1	Site Services:	Cable, Electricity, Garbage Collection, Paved Streets, Telephone, Sanitary Sewer, Street Lighting		
# of Grade Doors:		Restrictions:			
# of Loading Doors:	1	Environmental Assess:	Not Applicable	Comments:	
Class of Space:		Potential to Redevelop?		Comments:	

LEGAL:

LISTING FIRM(S):

- RE/MAX Nyda Realty Inc. (Garrison Crossing)
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-



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620 – General Industrial Zone (I2)

Intent: To accommodate a mix of light industrial uses

620.1 Permitted Uses (B/L 2454-2015, 3113-2020)

Permitted Uses Table for I2 Zone	
Principal Uses	
.1 Animal Shelter	.18 Data Centre
.2 Auction	.19 Farm and Industrial Equipment Sales/Leasing/Repair
.3 Automobile Body Shop	.20 Freight Handling Facility
.4 Automobile Recycling and Salvage Yard	.21 Indoor Recreation Facility
.5 Automobile Repair	.22 Landscape Supply
.6 Automobile Storage Yard	.23 Manufacturing
.7 Brewery	.24 Microbrewery
.8 Brewing and Vinting Outlet	.25 Mini Storage
.9 Building Supply	.26 Mobile Food Vendor
.10 Bus Depot	.27 Printing Services
.11 Commercial Vehicle Parking	.28 Recreational Vehicle Sales/Leasing/Repair/Rental
.12 Commercial Vehicle Repair	.29 Recycling Depot
.13 Commercial Vehicle Sales/Leasing	.30 Research and Development
.14 Commercial Vehicle Stop	.31 Restaurant
.15 Courier and Delivery	.32 Trade School
.16 Crematorium	.33 Warehousing
.17 Dangerous Goods Manufacturing/Warehousing	
Accessory Uses	
.34 Accessory Residential Use	
.35 Pawn Shop	

620.2 Site Specific Permitted Uses (B/L 3159-2021)

.1 Gaming Facility shall be a permitted Use on the following Lots:

- a. PID: 023-889-985
 Legal Description:
 Lot 1 Section 24 Township 13 NWD Plan LMP34910

Editorial Note
Known civically as: 30835 Peardonville Road

- b. PID: 023-889-985
 Legal Description:
 Lot 1 Section 24 Township 13 NWD Plan LMP34910 Except Plan BCP33641

Editorial Note
Known civically as: 30835 Peardonville Road

620 – General Industrial Zone (I2)

- .2 Office shall be a permitted use on the following Lots:
 - a. Lot 2 Section 11 Township 16 NWD Plan BCP22632
 - b. Lot 1 Section 15 Township 16 NWD Plan BCP34059
- .3 Notwithstanding section 620.1, outdoor unenclosed open storage and no other Uses shall be permitted on the following Lots:

- a. PID: 001-749-382
 Legal Description:
 Lot 7 Section 10 Township 17 Plan NWP18740 NWD SUBSIDY LOT 70, Part SW 1/4

Editorial Note
Known civically as: 33675 Harris Road

- b. PID: 005-296-561
 Legal Description:
 Lot 8 Section 10 Township 17 Plan NWP18740 NWD SUBSIDY LOT 70, Part SW 1/4

Editorial Note
Known civically as: 33685 Harris Road

- .4 Office, Industry Support shall be a permitted use on the following Lots:
 (B/L 3072-2020)

- a. Lot 1 Section 24 Township 13 Plan LMP38252
 Strata Plan: LMS4110

- .5 Mobile Home Sales/Leasing/Repair/Rental shall be permitted on the following Lots:
 (B/L 3019-2020, 3159-2021)

- a. PID: 031-175-422
 Legal Description:
 Lot 1 Section 18 Township 16 Plan EPP99857 NWD

Editorial Note
Known civically as: 31806 and 31850 Marshall Road

620.3 Development Regulations (B/L 3159-2021)

Development Regulations Table for I2 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Interior Lot Line)	a. 0.0 m, except 3.0 m where abutting a residential principal use

Last modified March 7, 2022

Section 620-Page 2 of 4
 Zoning Bylaw No. 2400-2014



620 – General Industrial Zone (I2)

I2

.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.4 Minimum Setbacks between Buildings	a. 1.5 m
.5 Height (maximum)	a. 12.2 m
.6 Lot Coverage (maximum)	a. 60%

620.4 Subdivision Regulations

Subdivision Regulations Table for I2 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,850 m ²
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

620.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

620.6 Conditions of Use (B/L 3113-2020)

- .1 Multi-modal containers shall be excluded from the maximum Height permitted in 620.3.5.
- .2 Unenclosed storage shall be permitted subject to the following regulations:
 - a. not be located within 3.0 m of an Exterior Lot Line;
 - b. be bounded on all sides not adjacent to a Building or structure by a solid fence or wall of at least 1.8 m in Height;
 - c. be limited to that part of a lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - d. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .3 Areas for office, retail sale, rental or display of goods manufactured or warehoused on the Lot shall be:
 - a. fully contained within the same Building as the Manufacturing Use or Warehousing on the Lot; and
 - b. limited to an area not exceeding 40% of the Gross Floor Area of the business manufacturing or warehousing the products on the Lot and the remaining Floor Area not being open to the public. (B/L 3113-2020)
- .4 A Restaurant shall be limited to a total Floor Area of 175 m².
- .5 A Commercial Vehicle Parking Use shall require washroom facilities at a ratio of one bathroom stall for every 50 Parking Spaces.

620 – General Industrial Zone (I2)

I2

- .6 An Accessory Residential Use shall not exceed a maximum area of 90 m² and shall be contained within the Principal Building.
- .7 All Automobile Recycling and Salvage Yard Uses shall; (B/L 2454-2015)
 - a. be fully contained within a Building;
 - b. be limited to the disassembly, repair and sale of Automobile parts; and
 - c. not be shredded or crushed onsite.
- .8 Pawn Shop Use must be Accessory to an Auction Use and not exceed 5% of the Gross Floor Area of the Auction Use. (B/L 2454-2015)
- .9 A Dangerous Goods Manufacturing/Warehousing Use shall be: (B/L 2454-2015, B/L 3055-2020)
 - a. fully contained within a Building;
 - b. authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment; and
 - c. in conformity with the regulations of the City's Fire Service Bylaw, as amended, or replaced, from time to time.
- .10 An Indoor Recreation Facility shall be limited to a total Floor Area, Gross of 700 m² and to one such Use per Lot. For certainty, in the context of a Building strata, only one such Use is permitted for the entire complex of Building(s), not one per strata Lot. (B/L 3113-2020)