

**AVISON
YOUNG**

For Sale or Lease

2059 Peardonville Road
Abbotsford, BC



Gravelled, Fenced, and Move-in Ready

Avison Young is pleased to present an opportunity to purchase or lease 2.0 acres of serviced industrial land located in West Abbotsford.

Michael Farrell*, Principal
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**Michael Farrell Personal Real Estate Corporation*

Opportunity

Avison Young is pleased to present an exceptional opportunity to purchase or lease 2.0 acres of zoned industrial land in the heart of West Abbotsford. Rezoning was completed in Summer 2025 and site clearing is underway making the site a prime candidate for immediate development or occupancy. Ideally situated just minutes from the Trans-Canada Highway, the site offers seamless connectivity throughout the Fraser Valley and Metro-Vancouver, while being surrounded by a full range of retail and service amenities.

Property details

PID

011-362-511

LEGAL DESCRIPTION

LOT 3 SECTION 13 TOWNSHIP 13 NEW
WESTMINSTER DISTRICT PLAN 8789

SITE SIZE

2.0 acres

ZONING UPDATE

Re-zoning completed July 2025
I2 - General Industrial use

BASE LEASE RATE

\$3.25 psf

SALE PRICE

~~\$9,250,000~~ \$8,600,000

PROPERTY TAX (2025)

\$78,166.27

OWNERSHIP STRUCTURE

The property is held by a Bare Trustee

AVAILABILITY

Immediately

Location

Centrally located in the industrial area of West Abbotsford, adjacent to Highway 1 and Mt Lehman Road. Its strategic location allows for easy access to major arterial routes such as the Trans-Canada Highway (Highway 1), Fraser Highway, and South Sumas Way (Highway 11), providing seamless connectivity to Abbotsford International Airport, the Sumas/Abbotsford US Border crossing, and surrounding communities throughout the Fraser Valley and Metro Vancouver.

Join SafeTek, Mammoet, Noramco, Western GasCo, and other great companies moving to the area. As the population of this vibrant urban hub continues to grow, businesses are increasingly looking to expand into this thriving community.

Area Highlights



Prime West Abbotsford location within a growing industrial and employment corridor surrounded by established and emerging business parks



Located approximately 2.5 km from Highway 1 (Trans-Canada Highway), providing efficient access to Metro Vancouver, Surrey, and the Fraser Valley



Close Proximity to Abbotsford International Airport (YXX), supporting logistics, warehousing, and regional distribution users



Ongoing infrastructure improvements, including roadways and transit enhancing mobility throughout Abbotsford and the broader Fraser Valley

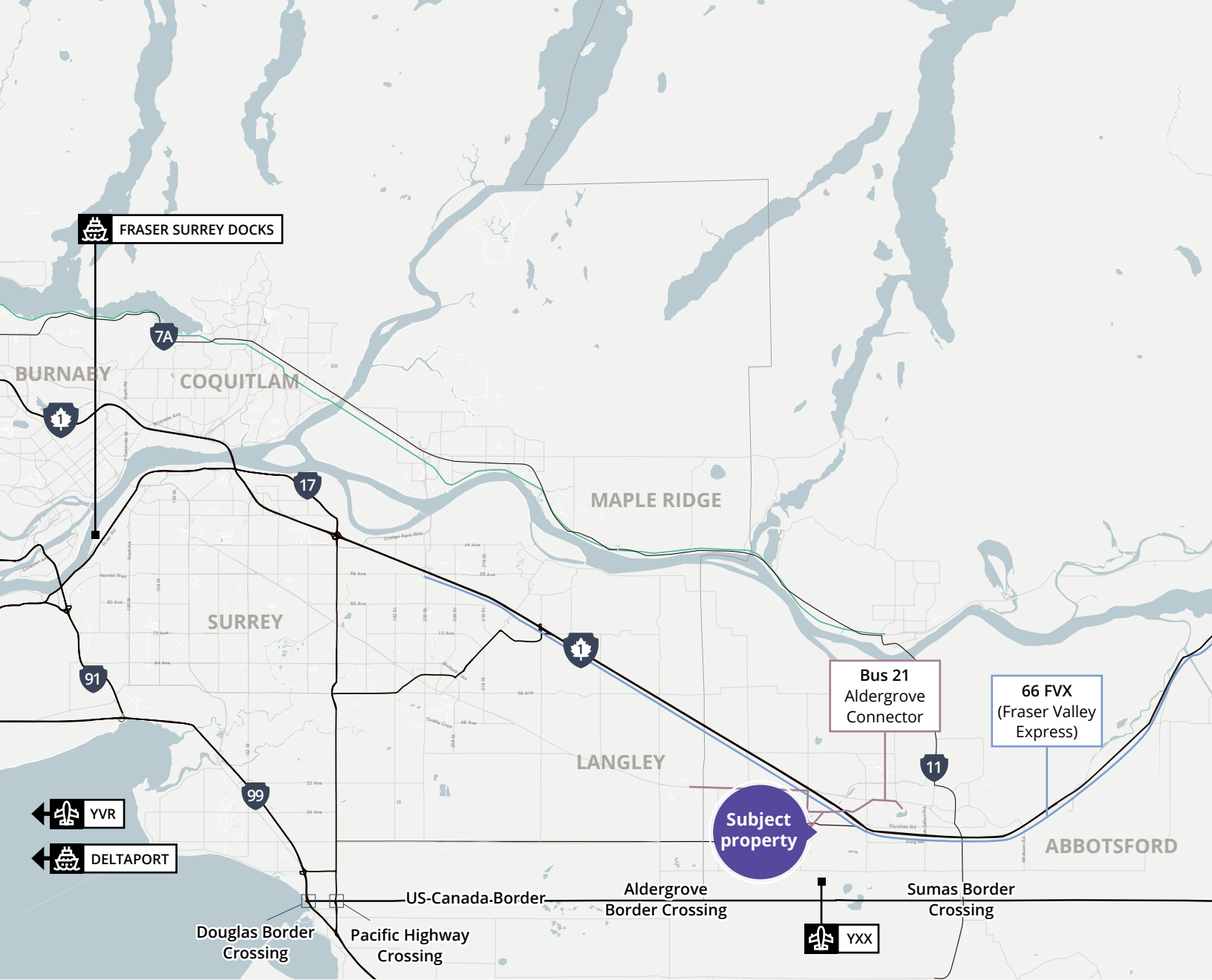


10% of the local workforce employed in the manufacturing sector and 12% in construction, supporting industrial and service-oriented users



Rapid population growth, driving increased demand for employment and industrial space





DRIVE TIMES

YXX	2 mins	Sumas Border Crossing	15 mins	Langley City	25 mins
Highway 1	4 mins	Aldergrove Border Crossing	17 mins	Port Kells	20 mins
Fraser Highway	4 mins	Mission	20 mins	Highway 7	20 mins
Highway 11	8 mins	Chilliwack	25 mins	Delta Port	55 mins
Gloucester	10 mins	Maple Ridge	30 mins	YVR	1 hour

Contact for more information

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