

**AVISON
YOUNG**

For Sublease

1521 Sumas Way
Abbotsford, BC



Rare opportunity to sublease a 4.24 acre fenced and gravelled yard with a 20,108 sf building, centrally located along Sumas Way.

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com
**Gord Robson Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com



Property details

YARD AREA: 3.22 acres (140,210 sf)

OFFICE AND WORKSHOP AREA: 20,108 sf

QUONSET HUT STORAGE AREA: 4,000 sf

ZONING: I-2 (General Industrial) allows for a variety of uses including:

- Commercial vehicle parking
- Equipment storage
- Building supply
- Freight handling
- Landscape supply

SUBLEASE BASIC RENT

Yard	\$3.50 psf
Building	\$14.00 psf

PROPERTY TAXES (2025): \$227,177.75

SUBLEASE EXPIRY: February 28, 2030

AVAILABILITY: Q3 2026

LOADING: Two (2) grade loading doors (12' W' x 14' H')

CEILING HEIGHT: 16' clear

Opportunity

Avison Young is pleased to present the opportunity to sublease a 4.24-acre fenced and gravelled yard with a 20,108 sf building, centrally located in Abbotsford. Situated along Sumas Way, the subject property offers exceptional accessibility within one of Abbotsford's most vibrant commercial districts.

With immediate access to Highway 1 and the Sumas U.S. border crossing, the property is ideally positioned near a strong mix of amenities, including Costco, Mark's, Walmart, Starbucks, and more.

Area highlights



Enhanced connectivity through the Fraser Valley via Highway 1 Corridor Improvement Program



Recently completed two-lane overpass on Vye Road (between Highway 11 and Riverside Road), finalized in late 2023



Proximity to the U.S. border, Trans-Canada Highway, and Abbotsford International Airport



Strong local economy and a vibrant, expanding community.

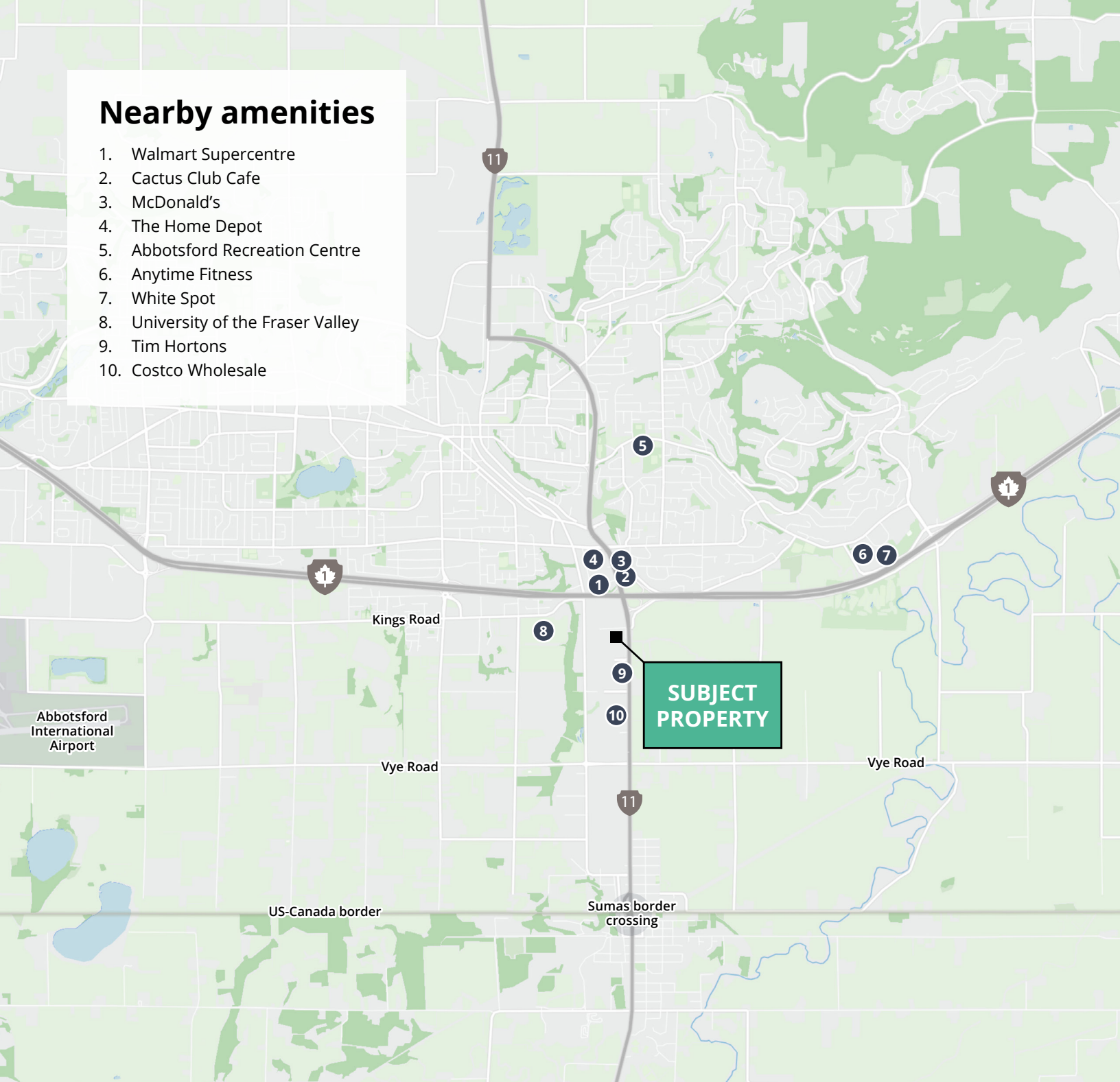


Surrounded by a diverse mix of industrial users with convenient access to nearby retail and service amenities



Nearby amenities

1. Walmart Supercentre
2. Cactus Club Cafe
3. McDonald's
4. The Home Depot
5. Abbotsford Recreation Centre
6. Anytime Fitness
7. White Spot
8. University of the Fraser Valley
9. Tim Hortons
10. Costco Wholesale



Contact for more information

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com

**Gord Robson Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member