

PRICE REDUCED

FOR SALE

~~\$5,500,000~~
\$4,950,000



Freestanding Flex Warehouse with Drive-Through Doors

2121 Paramount Crescent, Abbotsford, BC

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Accelerating success.

Freestanding Flex Warehouse with Drive-Through Doors

2121 PARAMOUNT CRESCENT, ABBOTSFORD, BC

ASKING PRICE

~~\$5,500,000~~

\$4,950,000

BUILDING AREA

10,800 SF

FUNCTIONAL INDUSTRIAL LAYOUT

- Drive through warehouse with large grade loading doors at both ends
- Efficient flow for trucks, service vehicles, and equipment
- Ideal for automotive repair, fleet servicing, and equipment maintenance
- Drive-in access and exposure on 3 sides of the building from Paramount Crescent



Property Details

PID	006-180-949
Legal Address	LOT 349 SECTION 18 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 47319
Site Area	24,930 SF
Zoning	I2 - General Industrial Zone
Building Area	10,800 SF
Warehouse Area	10,160 SF*
Ground Floor Office	320 SF*
Second Floor Mezz	320 SF* (staff room & washroom)
Yard Area	Approximately 2,000 SF fenced yard
Year Built	1979
Construction	Concrete Block
Ceiling Height	17'-6" to underside of trusses
HVAC	2 - 350,000 BTU Heaters
Door Size	(2) 20'x14' Drive Through Doors (1) 10'x12' Drive Through Door
Power	200 Amp 600 Volt
Lighting	High output LED bay fixtures
Parking	17 surface stalls
Gross Taxes (2025)	\$42,165.01

**To be verified*

Property Highlights

- **Freestanding Industrial Facility**
Offers full building control with no strata restrictions, ideal for owner-users or investors seeking operational flexibility.
- **Functional Industrial Layout**
Well-configured space suitable for a range of industrial users including warehousing, manufacturing, and service industrial operations with drive-through capability.
- **Strategic Fraser Valley Location**
Situated in Abbotsford's established industrial area with efficient access to Highway 1, supporting regional distribution throughout Metro Vancouver, the Fraser Valley, and the U.S. border.
- **Flexible Industrial Zoning**
Permits a broad range of industrial uses, enhancing long-term leasing potential and adaptability for future users including automotive.
- **Strong Industrial Fundamentals**
Located in a high-demand Abbotsford industrial market characterized by limited supply, strong tenant demand, and long-term investment stability.





Site Plan

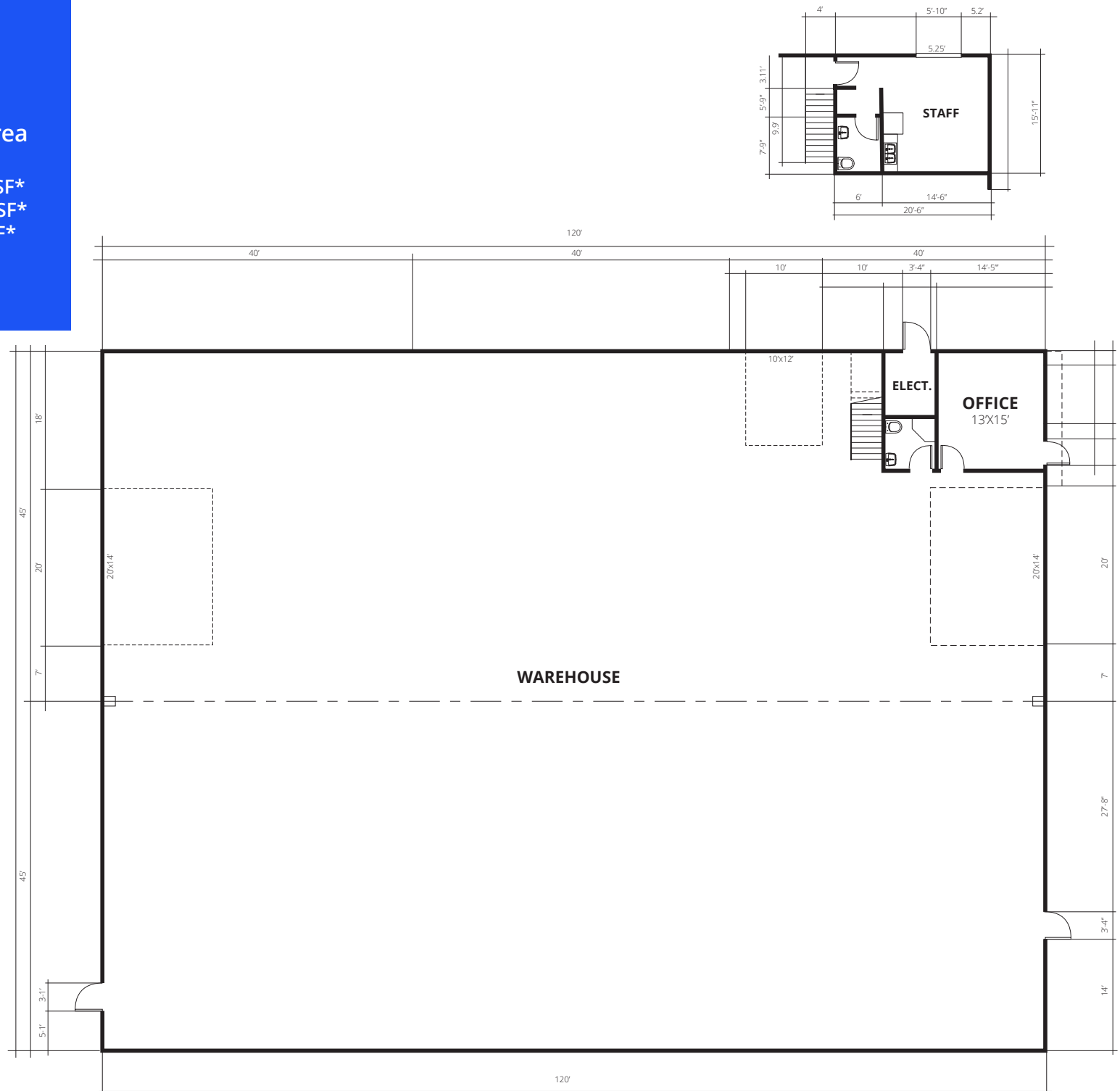
10,800 SF Building Area

Warehouse Area 10,160 SF*

Ground Floor Office 320 SF*

Second Floor Mezz 320 SF*

**To be verified*



Drive Times



Trans Canada Hwy
2 mins | 1.2 km



South Fraser Way
4 mins | 2.4 km



Abbotsford
International Airport
7 mins | 4.9 km



Downtown Abbotsford
9 mins | 5.2 km



US Border
17 mins | 14.8 km



For more information, contact:

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