

FOR LEASE

#11 30941 PEARDONVILLE RD. • ABBOTSFORD • BC



CDW
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COMMERCIAL REAL ESTATE

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RE/MAX
COMMERCIAL
RE/MAX COMMERCIAL ADVANTAGE



Each office independently owned and operated.





LOCATED IN ABBOTSFORD'S main industrial area only minutes from Highway 1, this industrial unit sits in-line amongst the multi-unit complex. Still in shell phase, this unit has a temporary reception space at the front, that then leads into the warehouse area that occupies the majority of the 1,500 SF. It offers one ~10' x 14' grade level door, a newer tube heater, T5 overhead lights, and a single washroom. Available immediately this unit is great for storage with it's clear ceiling height of approximately 20' and open span layout.



**MIDDLE UNIT
ABBOTSFORD, BC
INDUSTRIAL COMPLEX**

1,500 SF

**LEASE RATE:
\$17.25/SF**

**ADDITIONAL RENT:
\$5.00/SF**

**AVAILABILITY:
IMMEDIATELY**

**ZONING:
I2-GENERAL
INDUSTRIAL ZONE**

SINGLE UNIT IN
MULTI-UNIT
COMPLEX

SHELL PHASE,
TEMPORARY RECEPTION
WITH VAST WAREHOUSE
SPACE, 10'X14' GRADE
LEVEL DOOR, & APPROX.
20' CEILING HEIGHT



The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Commercial Advantage, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

CLOSE
PROXIMITY TO
SIGNIFICANT
OVERPASSES AND
MAJOR
HWY ACCESS

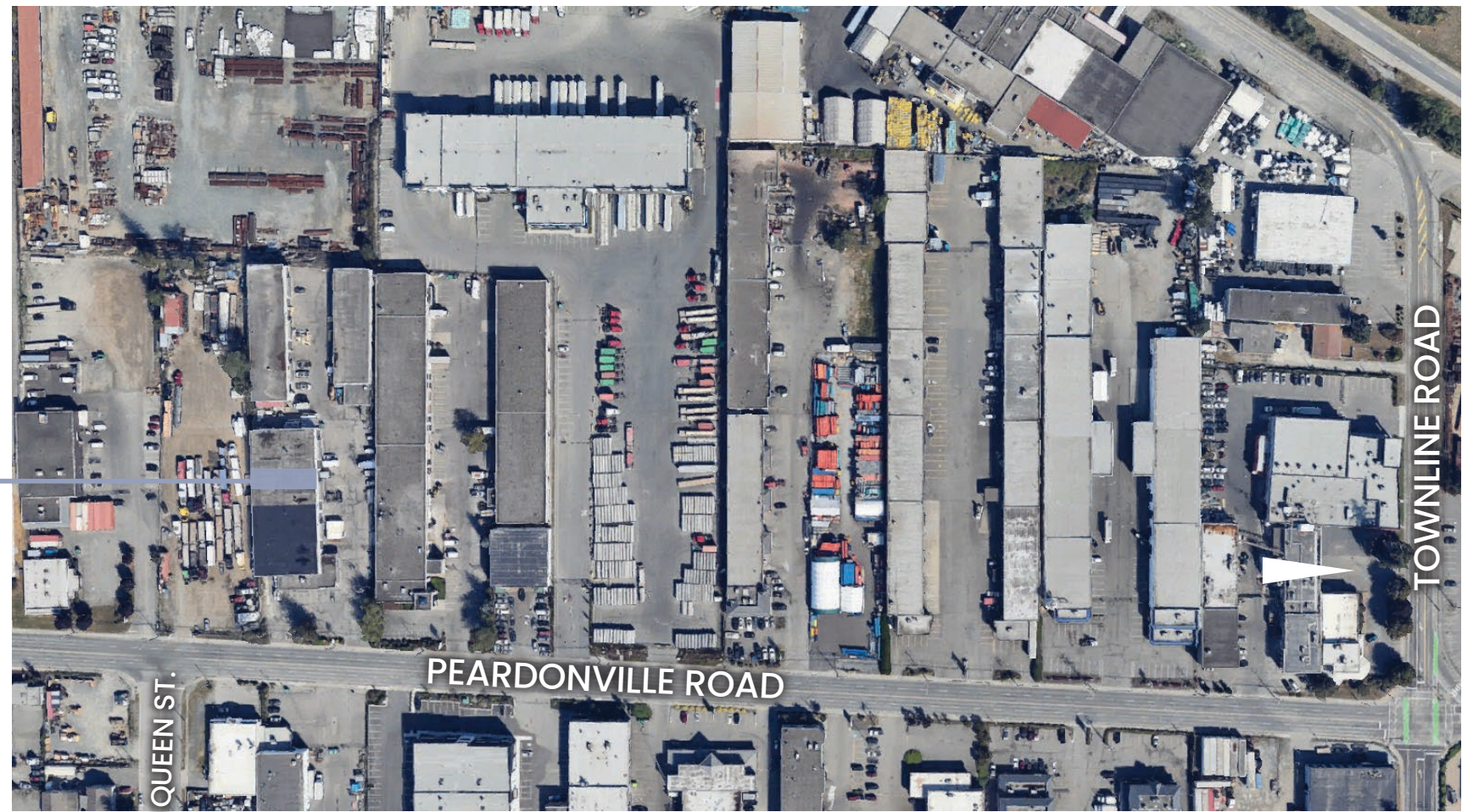
UNIT IS
GREAT FOR
STORAGE WITH
APPROX. 20'
& OPEN SPAN
LAYOUT

EASY
ACCESS TO
ABBOTSFORD
AIRPORT



DIRECT ROUTE FROM
HWY 1 (TRANS-CANADA)
VIA
MT. LEHMAN
OVERPASS
SOUTH TO
SIMPSON ROAD/
PEARDONVILLE ROAD

CDW



MT. LEHMAN OVERPASS



TRANS CANADA HIGHWAY (HWY 1)

CLEARBROOK ROAD OVERPASS



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