

PROPERTY DETAILS



Ceiling Height

Building A

Warehouse: 32' clear

Ground floor (below mezzanine): 10'8" to underside of joist
Mezzanine: 18'10" to underside of joist

Building B

Warehouse: 32' clear

Ground floor (below mezzanine): 10'8" to underside of joist
Mezzanine: 18' to underside of joist



Loading

Grade-level (12' x 14') and dock-level (8' x 10') with hydraulic levelers



Power

200 amps per unit / 600 volts



Floor Load Capacity

700 lbs psf (warehouse)
100 lbs psf (mezzanine)



Opportunity to combine available units for larger contiguous space



Estimated Completion

Building A: September 2025

Building B: January 2026

PRICE REDUCED!



BUILDING A (5 UNITS) - 1325 RIVERSIDE ROAD, ABBOTSFORD, BC

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	PARKING	LOADING	PRICE
A 100	11,342	1,752	13,094	14	1G & 2D	SOLD
A 105	11,512	1,809	13,321	14	1G & 2D	SOLD
A 110	11,517	1,848	13,365	14	1G & 2D	SOLD
A 115	11,608	1,848	13,456	14	1G & 2D	SOLD
A 120	15,062	2,328	17,390	18	1G & 2D	SOLD

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BUILDING B (4 UNITS) - 1355 RIVERSIDE ROAD, ABBOTSFORD, BC

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	PARKING	LOADING	PPSF	PRICE
B 100	12,483	1,752	14,235	13	1G & 2D	\$460	\$6,548,100
B 105	12,652	1,809	14,461	13	1G & 2D	SOLD	
B 110	12,657	1,848	14,505	13	1G & 2D	\$425	\$6,164,625
B 115	22,589	3,647	26,236	24	1G & 3D	\$425	\$11,150,300

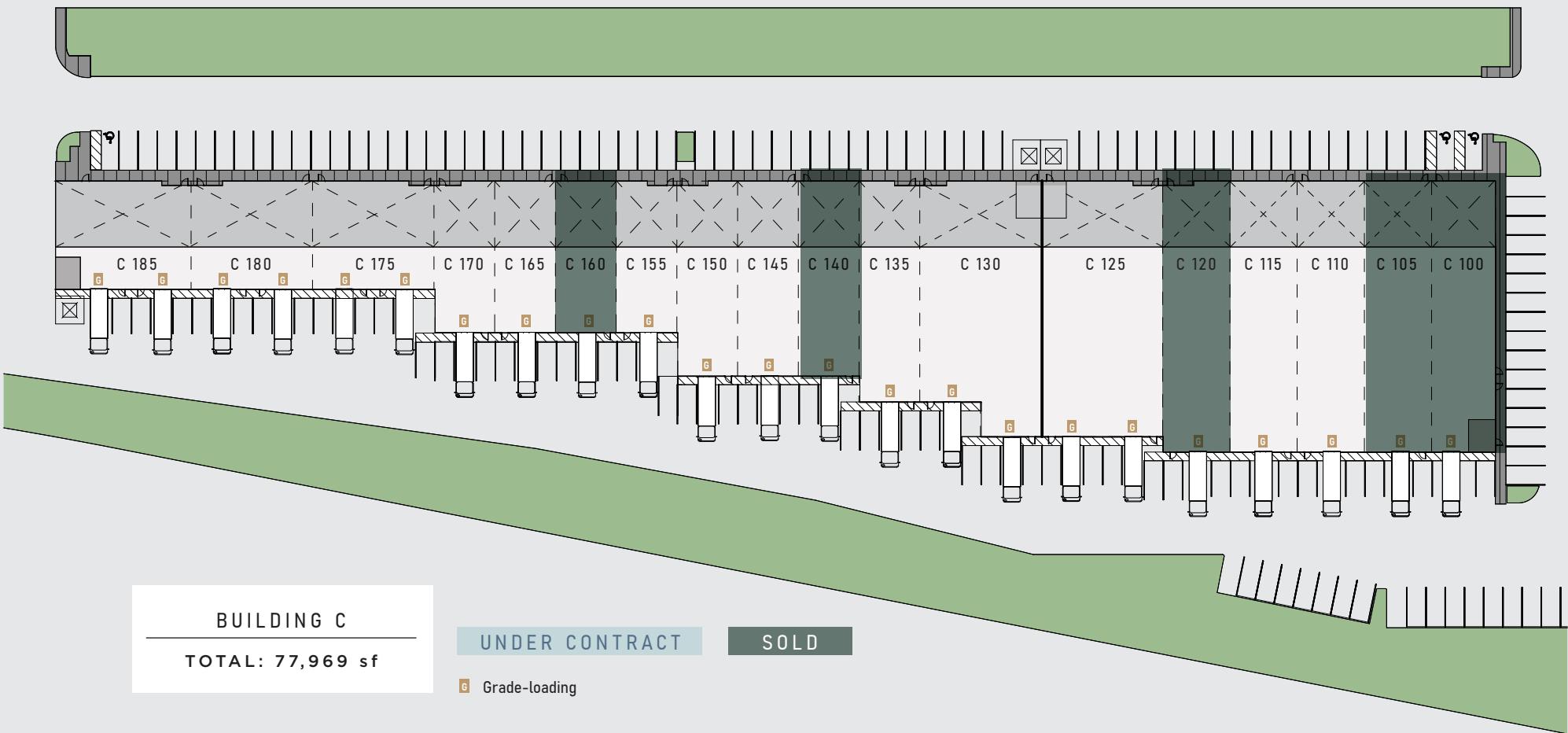


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RIVERSIDE ROAD



PROPERTY DETAILS

Ceiling Height

Warehouse: 26' clear
Ground floor (below mezzanine): 10'8" to underside of joist
Mezzanine (fully-enclosed): 12'10" to underside of joist



Power

100-200 amps per unit / 600 volts



Opportunity to combine available units for larger contiguous space

Loading

Grade-level (12' x 14')



Floor Load Capacity

500 lbs psf (warehouse)
100 lbs psf (mezzanine)



Estimated Completion
August 2025

PRICE REDUCED!



BUILDING C (18 UNITS) - 1471 RIVERSIDE ROAD, ABBOTSFORD, BC

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	PARKING	LOADING	PPSF	PRICE
C 100	3,448	882	4,330	6	1G	SOLD	
C 105	3,875	943	4,818	6	1G	SOLD	
C 110	3,875	943	4,818	6	1G	\$435	\$2,095,830
C 115	3,875	943	4,818	6	1G	\$435	\$2,095,830
C 120	3,847	915	4,762	6	1G	SOLD	
C 125	6,364	1,675	8,039	10	2G	\$435	\$3,496,965
C 130	5,944	1,703	7,647	10	2G	\$435	\$3,326,445
C 135	2,856	851	3,707	5	1G	\$435	\$1,612,545
C 140	2,520	851	3,371	5	1G	SOLD	
C 145	2,520	851	3,371	5	1G	\$445	\$1,500,095
C 150	2,492	823	3,315	5	1G	\$445	\$1,475,175
C 155	1,932	823	2,755	4	1G	\$445	\$1,225,975
C 160	1,960	851	2,811	4	1G	SOLD	
C 165	1,960	851	2,811	4	1G	\$445	\$1,250,895
C 170	1,960	851	2,811	4	1G	\$445	\$1,250,895
C 175	2,800	1,704	4,504	7	2G	\$435	\$1,959,240
C 180	2,772	1,676	4,448	7	2G	\$435	\$1,934,880
C 185	2,945	1,888	4,833	8	2G	\$460	\$2,223,180

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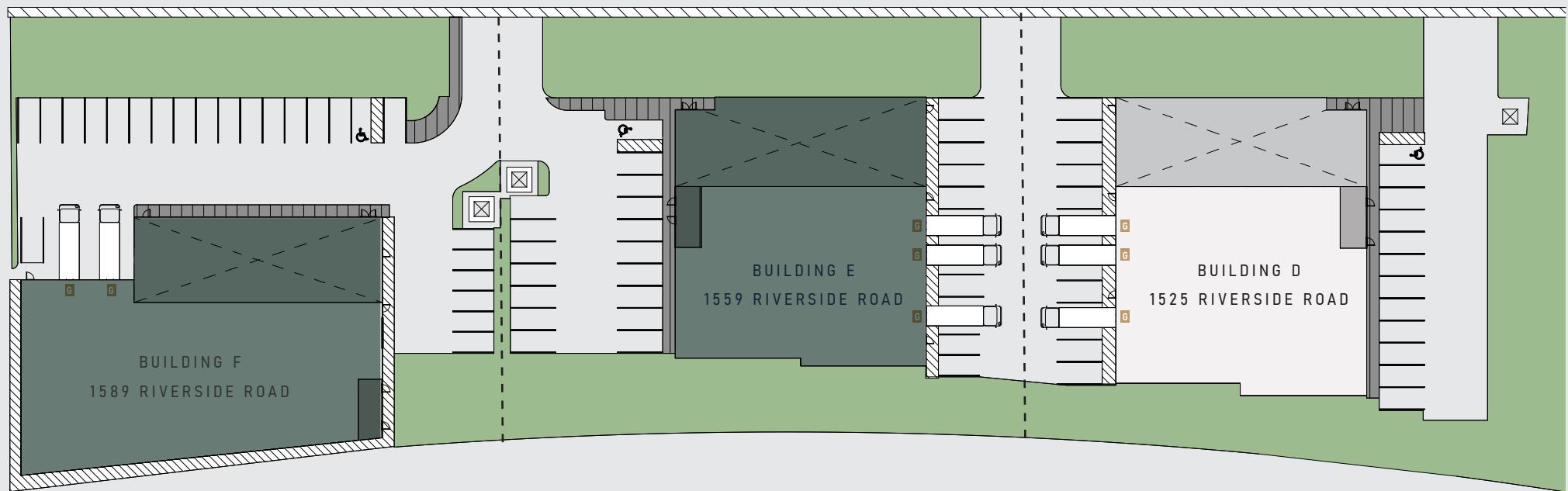


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RIVERSIDE ROAD



UNDER CONTRACT

SOLD

Grade-loading

BUILDING D - DETAILS



Ceiling Height

Warehouse: 26' clear
Ground floor (below mezzanine): 10'8" to underside of joist
Mezzanine (fully-enclosed): 12'10" to underside of joist



Loading

Three (3) grade-level loading doors per building
(12' x 14')



Power

Up to 800 amps / 600 volts provided



Floor Load Capacity

500 lbs psf (warehouse)
100 lbs psf (mezzanine)



Estimated Completion

Building D & E: Complete
Building F: February 2026

PRICE REDUCED!



BUILDINGS D, E & F - 1525, 1559, & 1589 RIVERSIDE ROAD, ABBOTSFORD, BC

BUILDING	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	ACRES	PARKING	LOADING	PPSF	PRICE
D	11,550	3,462	15,012	0.86	20	3G	\$435	\$6,530,220
E	10,463	3,491	13,953	0.79	-	3G	SOLD	
F	12,630	3,605	16,235	0.80	-	3G	SOLD	

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