



**NAI Commercial**

**FOR SALE | #3 - 33743, #4 - 33743 & 33775 King Road, Abbotsford**

**A high-visibility 10,556 SF building on 1.37 acres**

Josiah Cockrill  
Associate Vice President  
604 997 2221  
jcockrill@naicommercial.ca

NAI Commercial  
20353 64<sup>th</sup> Avenue, Suite 214  
Langley, BC V2Y 1N5  
+1 604 683 7535





## #3 - 33743, #4 - 33743 & 33775 King Road Abbotsford, BC

### Opportunity

NAI Commercial is pleased to offer for sale three contiguous properties totaling 1.37 acres of high-exposure industrial/commercial land in Abbotsford. Located directly beside Highway 1 and the McCallum Road interchange, the site benefits from approximately 270 metres of frontage along King Road, providing outstanding visibility and access for both local and regional operators.

The property includes a 10,556 SF commercial/industrial building featuring three service bays, a showroom, multiple offices, and a caretaker's suite, supported by nearly one acre of level and gravelled usable yard space ideal for vehicle sales, parking, display, or equipment storage.

With a combination of I2 (General Industrial) and C4 (Service Commercial) zoning, the site accommodates a wide range of automotive, industrial, and commercial uses—making this an exceptional opportunity for owner-users, investors, and companies seeking exposure, flexibility, and direct highway access.

**\*Neighbouring property 33723A King Road is also available for purchase.**

### Location

Located at the highly accessible Highway 1 / McCallum Road interchange, the properties offer outstanding regional connectivity with quick routes to the U.S. Border, Eastern Fraser Valley and Greater Vancouver.





# Property Details

## PIDs

001-785-192, 007-268-751, 001-785-184

## Zoning

I2 (General Industrial) and C4 (Service Commercial)

## Property Size

1.37 Acres \*

\* 1.52 Acres including common area property

## Year Built

1994

## Building Size

10,556 SF

Plus 1,545 SF Quonset Tent SF

## Power

3 Phase

Three services: one 400-amp and two 200-amp, 240-volt services

## Property Taxes

\$83,491.97 (2025)

## Clear Ceiling Height

18'

## Sale Price

Contact Listing Broker \*\*

\*\*Share Sale Available

## Occupancy

Available Immediately





# CURRENT USE & FUTURE REDEVELOPMENT


## Abbotsford Industrial Market

The industrial real estate market in the Fraser Valley, particularly in Abbotsford, remains active as demand for new and larger facilities continues to grow. Businesses are drawn to Abbotsford due to its strategic location, strong labor pool, and relatively affordable industrial land compared to Metro Vancouver. This area's proximity to major transportation routes and hubs such as Highway 1, Highway 10, Highway 17, U.S. Border, Delta Port, and Vancouver International Airport continue to make the Abbotsford industrial market one of the region's most desirable.

## Redevelopment Potential

The subject property is situated within the "U District" Neighbourhood Plan and designated Urban 1 - Midrise. The Midrise designation focuses on wood-frame construction condo buildings up to 6 storeys in height. This land use is intended for areas near transit, amenities, and urban centers, making it ideal for higher-density projects that support the city's growth strategy. The designation encourages compact, walkable communities and offers an attractive opportunity for developers to meet rising housing demand.



| Name  | Purpose and Description  | Building Type and Height  | Uses  | Density (min and max)  |
|---|--|---|---|--|
| <b>Urban 1 – Midrise</b><br><br><small>Bylaw No. 2721-2018</small> | <ul style="list-style-type: none"><li>Enable multifamily housing to strengthen and support the Mixed Use Centres, and Primary Transit Corridor</li></ul> | <p>Multi storey buildings including low and mid rises, and integrated ground oriented units. Heights are initially limited to 6 storeys (taller and varied building heights, and ground floor commercial, may be possible through a neighbourhood plan).</p> <p>Large sites (1 ha or greater) may incorporate ground oriented buildings</p> | <p>Multi unit residential</p> <p>Accessory commercial (associated with a residential care facility)</p> <p>Home occupation, live/work</p> | <p>1.0 to 2.0 FSR (up to 2.5 FSR on existing or consolidated properties that are 2,500m<sup>2</sup> or less)</p> |

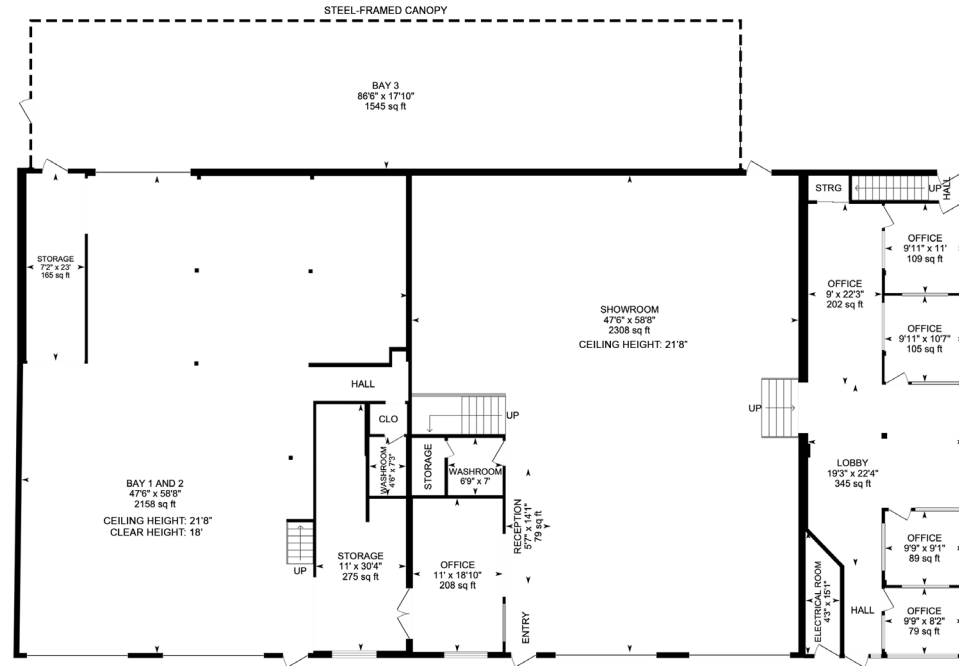




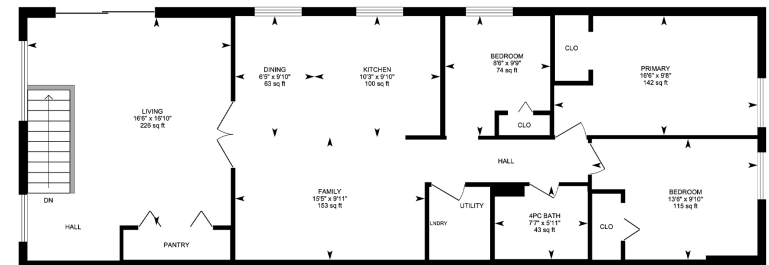
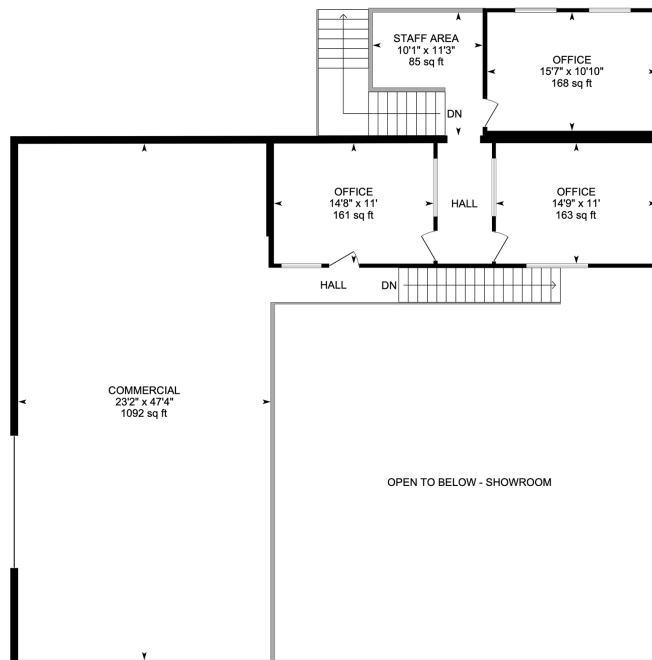
# Floor Plan



## Main Floor



## Warehouse Mezzanine & Suite







### Drive Times:

|                                  |        |
|----------------------------------|--------|
| US Border Crossing               | 7 min  |
| Abbotsford International Airport | 10 min |
| Delta Port                       | 60 min |
| Vancouver                        | 60 min |

### Amenities Nearby

- ▶ Abbotsford Regional Hospital
- ▶ University of the Fraser Valley
- ▶ Abbotsford Entertainment Centre
- ▶ McCallum Junction Shopping Centre
- ▶ Sumas Way Shopping Centre
- ▶ Downtown Abbotsford

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NAI Commercial (Langley) Ltd. | 20353 64<sup>th</sup> Avenue, Suite 214, Langley, BC V2Y 1N5  
+ 1 604 683 7535 | [naicommercial.ca](http://naicommercial.ca)

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