

**AVISON
YOUNG**

For Lease

3115 Turner Street and 3129 Turner Street
Abbotsford, BC

RATE REDUCTION



Opportunity to lease
2.4 acres of industrial
land, improved as
secured yard space

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PROPERTY DETAILS

ZONING

This property benefits from Abbotsford's General Industrial Zone (I2), allowing for a variety of industrial uses:

- Unenclosed storage
- Commercial vehicle parking
- Freight handling facility
- Building Supply
- Auction
- RV sales, leasing, and repairs
- Farm and industrial equipment sales/ leasing/ repair

For a full copy of the zoning bylaw, [please click here](#)

YARD AREA

2.4 acres (104,680 sq ft)

REDUCED ASKING RATE

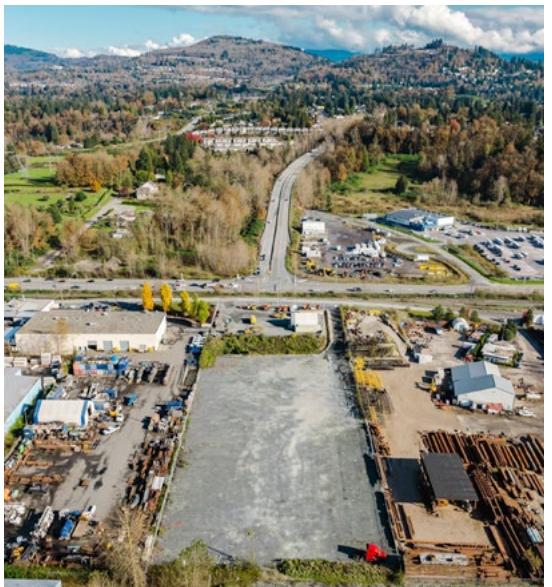
~~\$3.25~~ \$2.75 psf per annum

ADDITIONAL RENT

Estimated at \$1.00 psf

AVAILABILITY

Immediate



Opportunity

Introducing the opportunity to lease 2.4 acres of fenced and secured industrial yard space in Abbotsford. The property benefits from quick access to truck routes and is ready to occupy immediately.

Location

Located in the McCallum industrial area of Abbotsford, this site property has close proximity to routes like the Trans Canada Highway and Highway 11, facilitating easy travel to the Fraser Valley and Metro Vancouver. Industrial operations surround the area, making it an ideal location for industrial businesses focused on outside storage.



Property highlights



Rare industrial yard in Abbotsford, larger than one acre



Zoned I2, secure yard

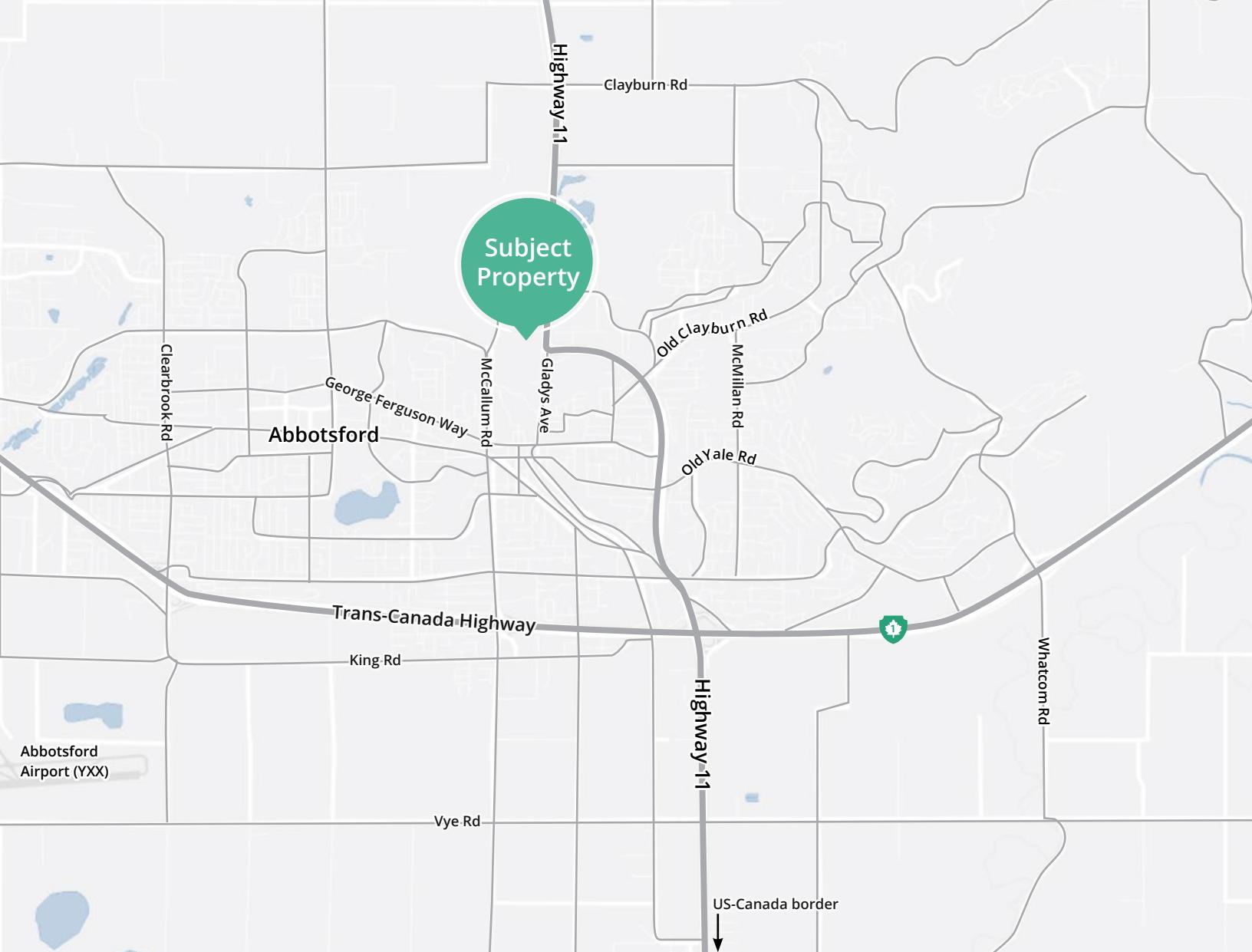


Available immediately



Exposure to Highway 11





Drive Times

10 minutes to Mission Bridge

15 minutes to Mission

40 minutes to Port Mann Bridge

15 minutes to Abbotsford International Airport (YXX)

30 minutes to Aldergrove Border Crossing

45 minutes to Burnaby, Coquitlam

15 minutes to Sumas Border Crossing

35 minutes to Langley City, Surrey, Maple Ridge, Golden Ears Bridge

60 minutes to Vancouver, Richmond, Delta

Contact for more information

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