

**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

Michael Farrell*, Principal
604 646 8388
michael.farrell@avisonyoung.com
**Personal Real Estate Corporation*

Jen Schroer, Associate
Industrial Sales and Leasing
604 647 1359
jen.schroer@avisonyoung.com

Garth White*, Principal, SIOR
604 757 4960
garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

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

- 

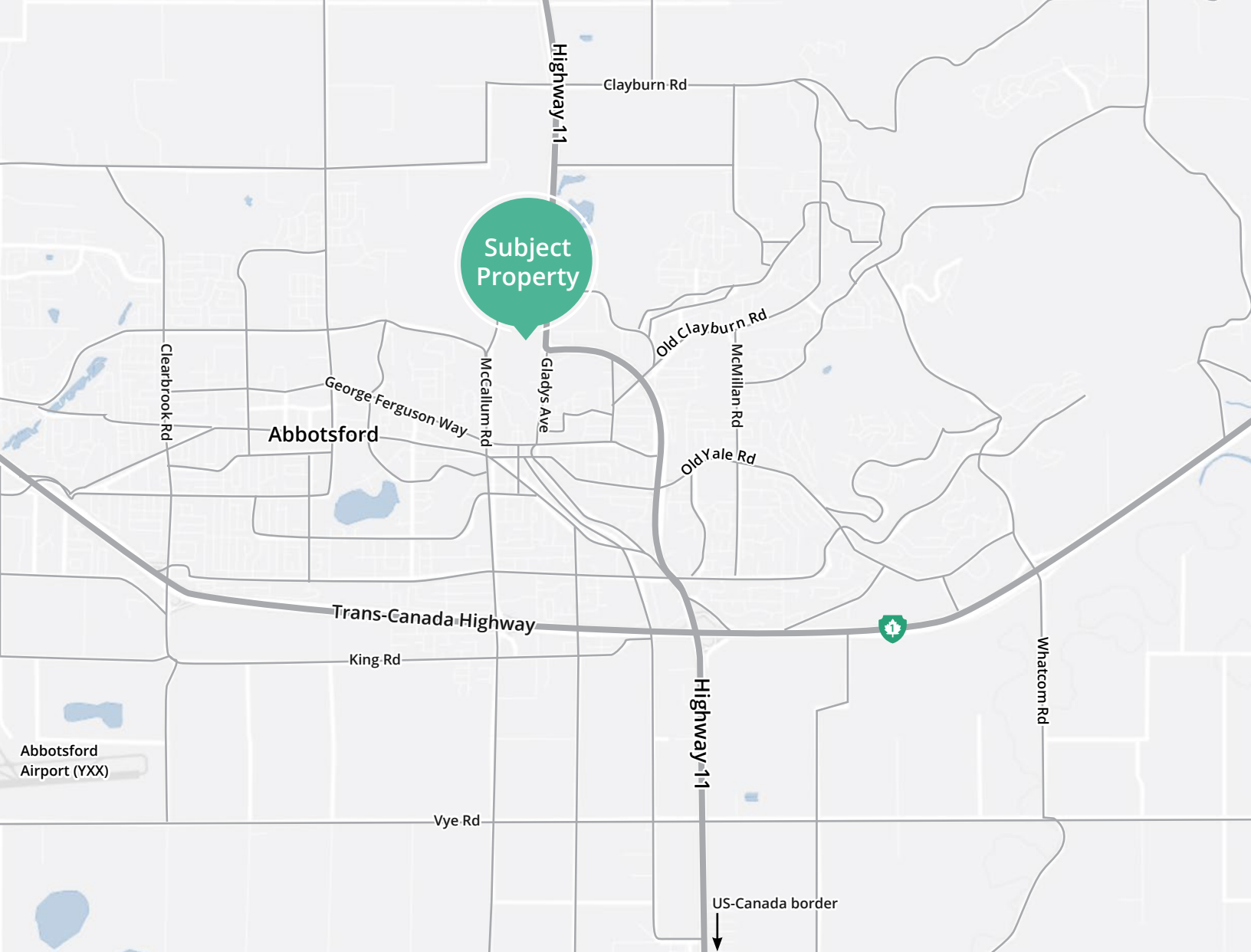
Rare industrial yard in Abbotsford, larger than one acre
- 

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

Michael Farrell*, Principal
604 646 8388
michael.farrell@avisonyoung.com
**Personal Real Estate Corporation*

Garth White*, Principal, SIOR
604 757 4960
garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

Jen Schroer, Associate
Industrial Sales and Leasing
604 647 1359
jen.schroer@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2025 Avison Young. All rights reserved. E. & O.E.:
The information contained herein was obtained from
sources that we deem reliable and, while thought to be
correct, is not guaranteed by Avison Young Commercial
Real Estate Services, LP ("Avison Young").

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member