

FOR LEASE

**29781 Fraser Highway,
Abbotsford, BC**



34,760 SF Warehouse with 80,000 SF of Secure Yard Area
DEMISABLE INTO SMALLER FOOTPRINTS, 30 FT CLEAR CEILINGS, FIVE 5 TON
CRANES, 600 V 3 PHASE POWER, 6 LOADING DOORS, PAVED & FENCED YARD
AREA, 2,400 SF QUONSET, 1 MINUTE TO HIGHWAY 1 ONRAMP

Rate:
\$13.75/SF

Macdonald
COMMERCIAL

 **CUSHMAN &
WAKEFIELD**

DESCRIPTION

Macdonald Commercial and Cushman & Wakefield are pleased to present the opportunity to lease an exceptionally maintained 34,760 square foot warehouse situated on 1.84 paved/secure acres in the Abbotsford submarket. The facility boasts 30' warehouse ceilings, 6 at-grade loading doors, 5 five-ton O/H cranes and 600 V 3 phase power. The subject property is located on Fraser Highway, minutes away from Highstreet Shopping Centre and the Highway 1 onramp. The facility is ideally suited for farm industrial and growing medium manufacturer uses consistent with the A5 zoning. The facility is demisable; tenant profiles may occupy 21,625 - 12,638 sf of warehouse area, 13,136 - 9,252 sf of office/mezzanine/storage area and the entirety of the 80,000 sf yard in addition to the 2,400 sf quonset. Available for occupancy on September 1, 2026. Please inquire for additional details.

SALIENT DETAILS

Address:	29781 Fraser Hwy, Abbotsford, BC
PID:	026-507-285
Total Floor Area:	34,760 SF
Warehouse:	21,625 SF
Office:	13,136 SF (3 Storeys)
Paved Yard Area:	80,000 SF (1.84 Acres)
Additional Improvements:	2,400 SF Quonset
Loading Doors:	6 (Four 20x20ft, Two 16x16ft)
Ceiling Height:	30 ft clear
Overhead Cranes:	Five 5 Ton O/H Cranes (27' clear below hook)
Power:	600V, 3 Phase
Heating:	Warehouse - natural gas infrared tube heaters, Office - 6 heat pumps throughout
Year Built:	2006
Demisable area (Available for Tenant if demised):	Up to 12,638 sf of warehouse space Up to 9,252 sf of office/mezz (1 & 2 nd floor) Entirety of yard square footage if desired
Zoning:	A5 – Agricultural & Farm Industrial Zone
Additional Features:	LED lighting throughout, 6 heat pumps throughout office space, 6 washrooms, finished lunchroom, board rooms, storage and reception areas, elevators servicing office space
Availability:	September 1, 2026
Base Rent:	Facility: \$13.75/sf/yr Yard: \$1.25/sf/yr



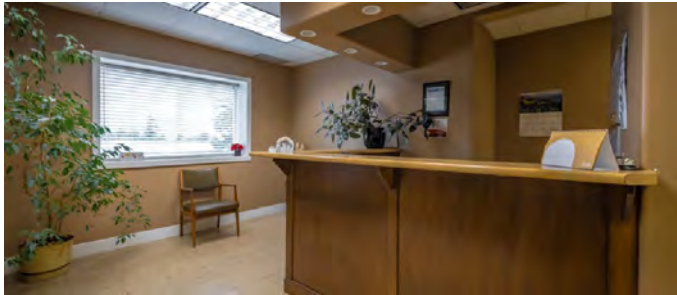
Warehouse Area

Available Area: 21,625 SF – 12,638 SF



Office, Mezzanine & Storage Area

Available Area: 13,136 SF – 9,252 SF (1st & 2nd Floor)



Yard Area

Available Area: Up to 80,000 SF with 2,400 SF Quonset





FOR MORE DETAILS:

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