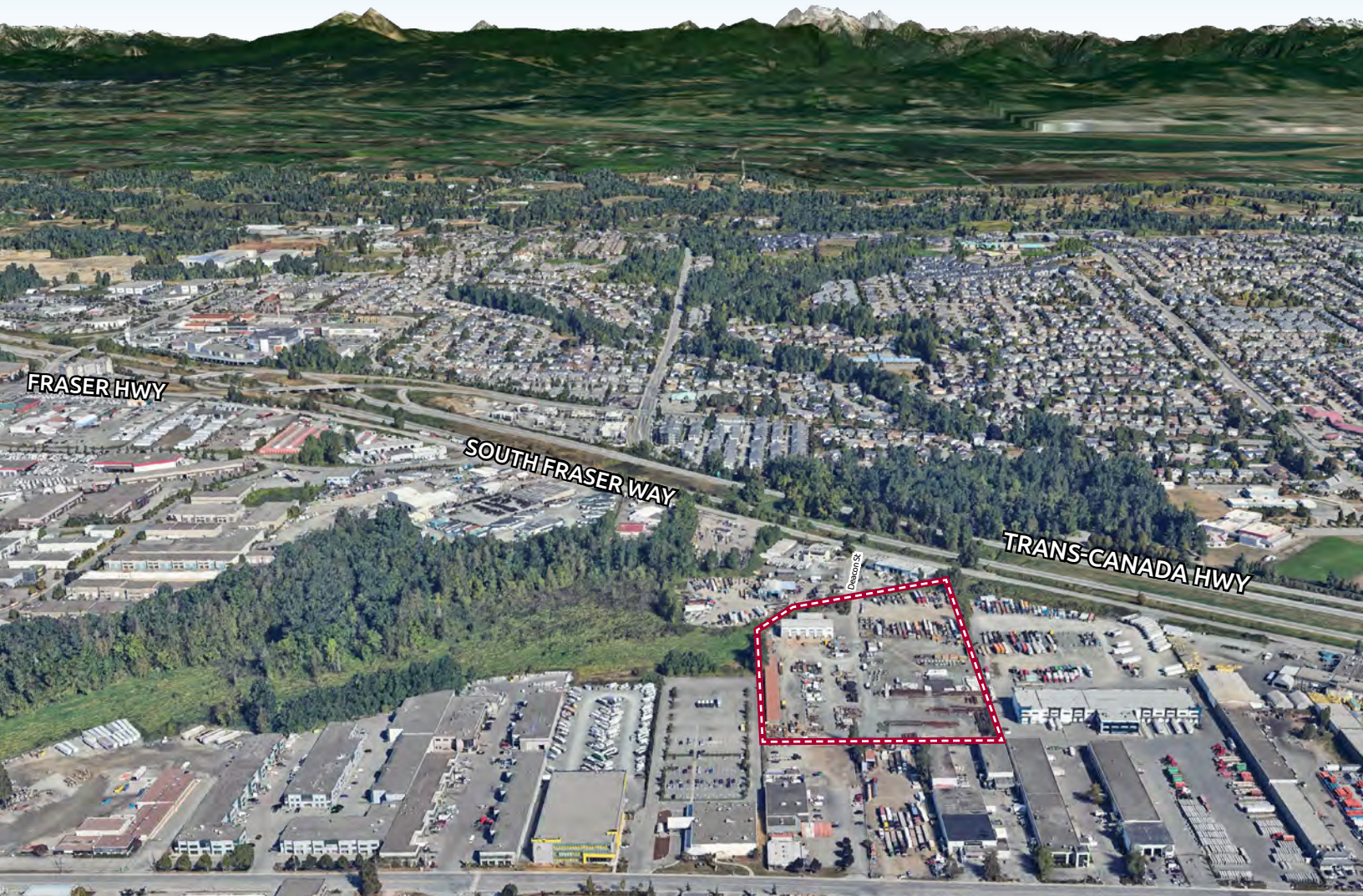


FOR SALE

**Prime 8.91 Acres
Development Industrial Site with
Holding Income in Abbotsford**

2595 Deacon Street, Abbotsford, BC



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Macdonald
COMMERCIAL

— member of —
CORFAC
INTERNATIONAL

*Personal Real Estate Corporation

FRASER HWY

SOUTH FRASER WAY

SUBJECT PROPERTY

TRANS-CANADA HWY

2595 Deacon Street

Abbotsford, BC

THE OPPORTUNITY

Across Single Legal Title, this meticulously configured and scarce low-site-coverage industrial land holdings boast functional warehouse and storage buildings, complemented by expansive yard areas. Situated in the burgeoning industrial zone of Abbotsford, this property enjoys prime positioning in close proximity to the South Fraser Way, TransCanada Highway and mere minutes from the US border. Furthermore, accessibility to West Abbotsford's industrial sector is facilitated via Abbotsford International Airport.

Comprising two distinct parcels; these parcels offer freestanding warehouse and office facilities accompanied by ample secure yard spaces.

- West Parcel, currently occupied by PNR accommodating drive-thru loading, alongside a secure, paved yard. Meanwhile,
- East Parcel, currently occupied by United Rental, complete with additional covered storage space and a secure, paved yard.

The locale has experienced remarkable industrial expansion in recent years, attributable to its strategic adjacency to key transportation arteries such as the Abbotsford International Airport, TransCanada Highway and the US border crossing. Additionally, the presence of a readily available labor force further enhances the appeal of this area for businesses seeking growth and efficiency.

PNR
224,439.36 SF

United Rental
163,680.24 SF

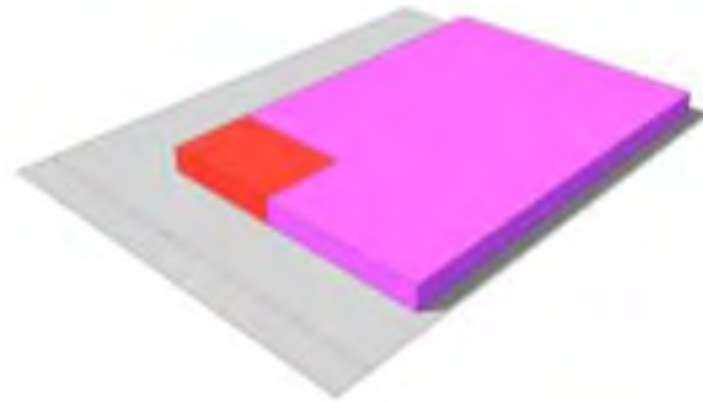


DEVELOPMENT OVERVIEW



OCP LAND USE

GENERAL INDUSTRIAL



PURPOSE AND DESCRIPTION

Large lots and large buildings oriented around primarily on site circulation, surface parking, and storage

BUILDING TYPE AND HEIGHT

Industrial buildings and structures, generally 1 to 2 storeys.

USES

Industrial
Accessory commercial
One accessory dwelling unit

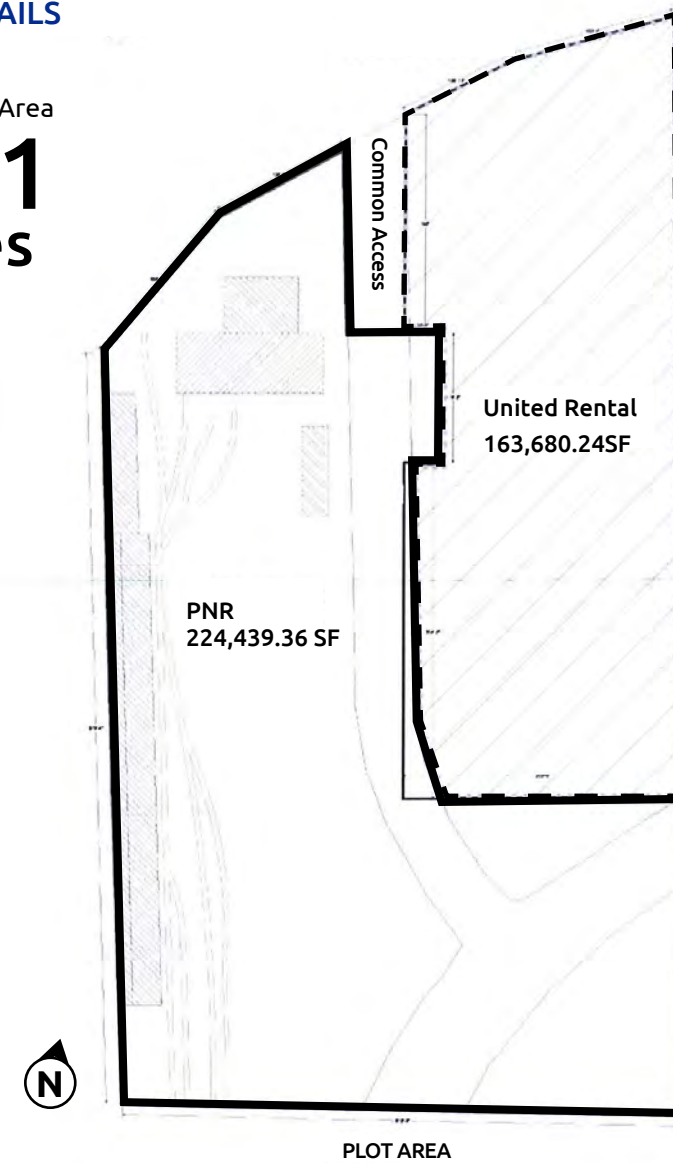
DENSITY (MIN & MAX)

Variable

SITE DETAILS

Gross Site Area

8.91 Acres



SALIENT DETAILS

CIVIC ADDRESS

2595 Deacon Street,
Abbotsford, BC

PID

002-955-628

ZONING

I2 – General Industrial

GROSS SITE AREA

8.91 Acres

OCP

General Industrial Zone

STABILIZED NOI

Contact Listing Agent

ASKING PRICE

Contact Listing Agent

LOCATION OVERVIEW

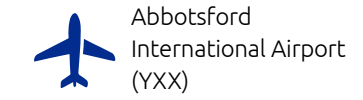
RESTAURANTS/CAFES/ MUSEUMS

1. Starbucks
2. Cactus Club
3. Lou's Grill
4. Oldhand Coffee
5. Field House Brewing Co.
6. Maan Farms Market and Estate Winery
7. Brodeur's Bistro
8. The Reach Gallery Museum
9. Tim Hortons

SHOPPING & SERVICES

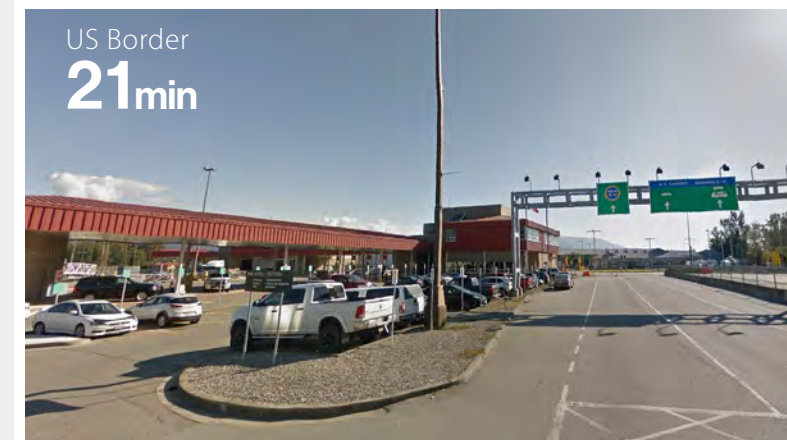
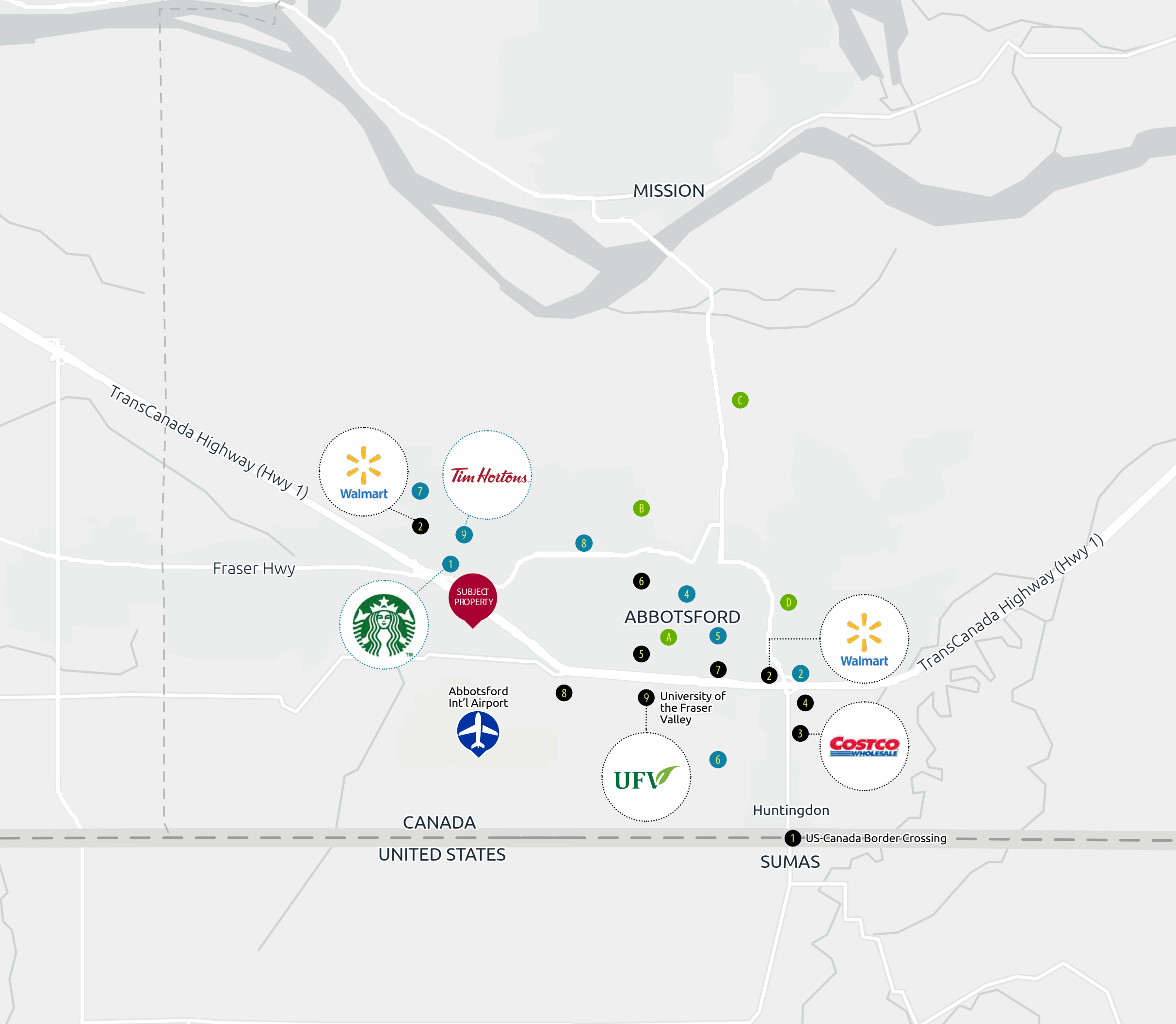
1. US-Canada Border Crossing
2. Walmart Supercenter
3. Costco
4. Winner's & HomeSense
5. Abbotsford Hospital
6. Sevenoaks Shopping Centre
7. Cabela's
8. Big Box Outlet Store
9. University of the Fraser Valley

LEGEND



PARKS & RECREATIONS

- A. Mill Lake Park
- B. Clearbrook Park
- C. Willband Creek Park
- D. Abbotsford Rec Centre



FOR MORE INFORMATION CONTACT:

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