

# For Sale

33850 Industrial Avenue, Abbotsford, BC

Single tenant investment property with long-term income and future redevelopment potential

81,050 SF ON 6.31 ACRES



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**AVISON  
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81,050 sf, single-tenant investment property on 6.31 acres

33850 Industrial Avenue  
Abbotsford, BC

Property details

BUILDING AREA

Warehouse/office building	66,650 sf
Storage building	14,400 sf
Total	81,050 sf

SITE AREA

Total Site Area: 6.31 acres  
Hydro & SRY ROW: 2.59 acres  
*\*Majority of the ROW can be utilized for storage and yard area*

TENANCY

Northwest Rubber has operated out of the facility since 1996, and have recently extended their lease for an additional seven-year term, which expires on December 31, 2032.

PID

006-158-684

LEGAL DESCRIPTION

Lot 19 Except: Part Dedicated Road on Plan BCP22216; District Lot 207 Group 2 New Westminster District Plan 39615

PROPERTY TAXES (2025)

\$217,994.07

ZONING

I2 (General Industrial Zone) permits a wide range of industrial uses including, but not limited to warehouse, distribution, manufacturing, building supply and automotive.

NET INCOME & LEASE DETAILS

Please contact the listing team

ASKING PRICE

\$21,500,000.00

Opportunity







33850 Industrial Avenue features an extremely rare opportunity to acquire a low-site coverage freestanding industrial property with a strong covenant tenant in-place and mid-term development potential.

The property is comprised of 81,050 sf of building area on 6.31 acres and features outstanding exposure to Highway 11.

Location

The property is situated on the south side of Industrial Avenue and features premium exposure to Highway 11 in one of Abbotsford’s primary industrial nodes. This strategic location is just six-minutes from Highway 1, offering convenient access to major transportation routes and nearby amenities.

Key highlights

-  Industrial investment opportunity, with long-term redevelopment upside
-  Long-term lease in-place with a strong covenant tenant
-  Market rents in place with growth over term
-  Manufacturing style facility with high-end office finishings
-  Multiple grade-level loading doors and dock-level platform
-  Yard area allows for outside storage and truck parking



ABOUT THE TENANT

For over 50 years, North West Rubber (NWR) has been a leading manufacturer of recycled rubber flooring solutions throughout North America and globally. The company owns and operates manufacturing facilities in British Columbia, Ontario, Quebec, China and Texas.

The markets that NWR serves today include: Agriculture, Recreational Flooring, Commercial Flooring, Playground, Pet, Construction, Industrial, Traffic Safety, Marine, Solar, Manufacturing, and Landscaping.

**Learn more: [northwestrubber.com](http://northwestrubber.com)**







WAREHOUSE

59,400 sf



Built in 1958



Corrugated metal panel and wood frame construction



17' clear ceiling height



Dock level platform and six (6) grade level loading doors



1600 amp, 575 and 208 volt, 3-phase electrical service



Updated LED lighting



Updated sprinkler system



OFFICE

7,250 sf



Two-storeys of improved office space



Ground floor includes reception area, partitioned offices, staff changeroom with showers and lunchroom



Second floor includes partitioned offices, boardroom, kitchenette and washrooms



Fully sprinklered



T-bar ceilings



HVAC throughout







STORAGE BUILDING

14,400 sf



Built in 1958



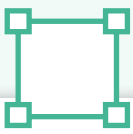
Covered storage space with metal clad walls, exposed asphalt floors and open wooden ceilings



Five (5) 18' x 12' oversized grade level loading doors



Fluorescent lighting



YARD AREA

1.85 acres



Fenced and secured yard area for storage and excess parking



Increasingly rare opportunity for excess land



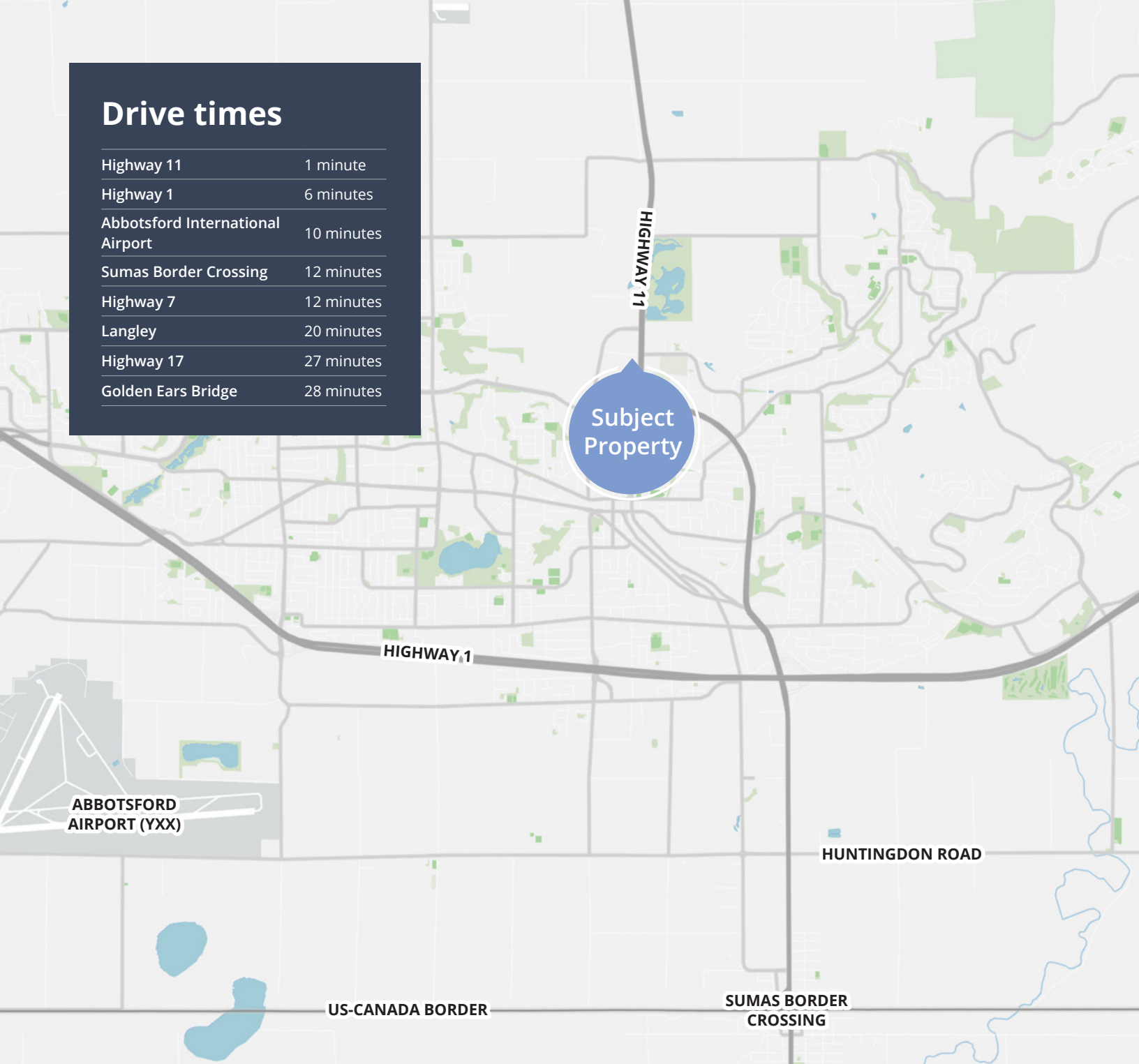
Partially encumbered by BC Hydro and Southern Railway (SRY) right-of-way





## Drive times

Highway 11	1 minute
Highway 1	6 minutes
Abbotsford International Airport	10 minutes
Sumas Border Crossing	12 minutes
Highway 7	12 minutes
Langley	20 minutes
Highway 17	27 minutes
Golden Ears Bridge	28 minutes



## Contact for more information

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