

**AVISON  
YOUNG**

# For Sale or Lease

2059 Peardonville Road  
Abbotsford, BC

**SITE CLEARING UNDERWAY**



Avison Young is pleased to present an opportunity to purchase or lease 2.0 acres of serviced industrial land located in West Abbotsford.

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

## Opportunity

Avison Young is pleased to present an exceptional opportunity to purchase or lease 2.0 acres of zoned industrial land in the heart of West Abbotsford. Rezoning was completed in Summer 2025 and site clearing is underway making the site a prime candidate for immediate development or occupancy. Ideally situated just minutes from the Trans-Canada Highway, the site offers seamless connectivity throughout the Fraser Valley and Metro-Vancouver, while being surrounded by a full range of retail and service amenities.

## Property details

### PID

011-362-511

### LEGAL DESCRIPTION

LOT 3 SECTION 13 TOWNSHIP 13 NEW  
WESTMINSTER DISTRICT PLAN 8789

### SITE SIZE

2.0 acres

### ZONING UPDATE

Re-zoning completed July 2025  
I2 - General Industrial use

### BASE LEASE RATE

\$3.25 psf

### SALE PRICE

\$9,250,000

### PROPERTY TAX (2025)

\$78,166.27

### OWNERSHIP STRUCTURE

The property is held by a Bare Trustee

### AVAILABILITY

Immediately

## Location

Centrally located in the industrial area of West Abbotsford, adjacent to Highway 1 and Mt Lehman Road. Its strategic location allows for easy access to major arterial routes such as the Trans-Canada Highway (Highway 1), Fraser Highway, and South Sumas Way (Highway 11), providing seamless connectivity to Abbotsford International Airport, the Sumas/Abbotsford US Border crossing, and surrounding communities throughout the Fraser Valley and Metro Vancouver.

Join SafeTek, Mammoet, Noramco, Western GasCo, and other great companies moving to the area. As the population of this vibrant urban hub continues to grow, businesses are increasingly looking to expand into this thriving community.

## Area Highlights



West Abbotsford is undergoing substantial growth, with new industrial developments emerging nearby



Ongoing infrastructure and transit improvements continue to improve travel throughout the Fraser Valley region



Conveniently located within 2.5 km to Highway 1 (Trans-Canada Highway)



10% of the local labour force is employed in the manufacturing sector

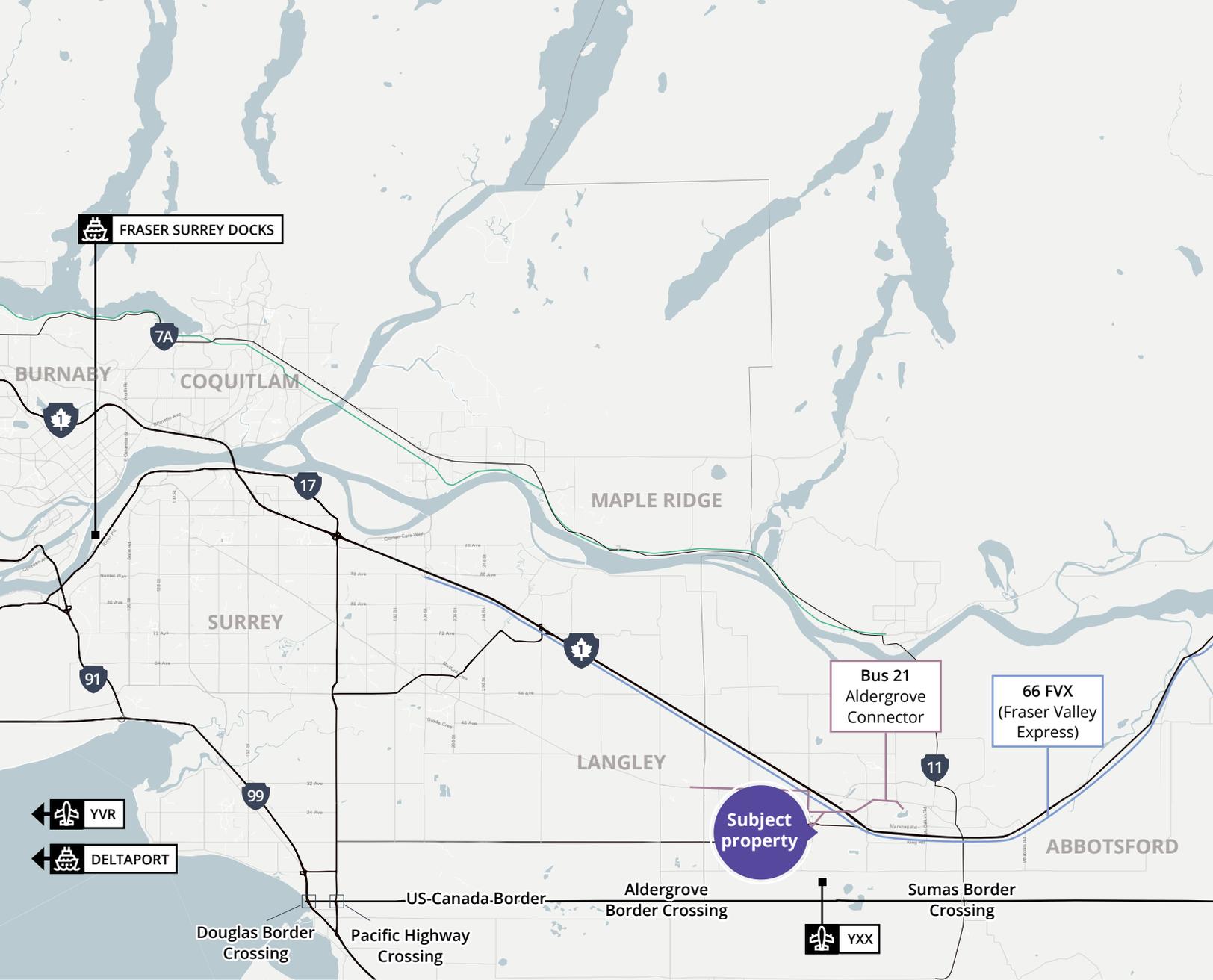


12% of the local labour force is employed in the construction sector



8.6% population growth in the last five years





**DRIVE TIMES**

YXX	2 mins	Sumas Border Crossing	15 mins	Langley City	25 mins
Highway 1	4 mins	Aldergrove Border Crossing	17 mins	Port Kells	20 mins
Fraser Highway	4 mins	Mission	20 mins	Highway 7	20 mins
Highway 11	8 mins	Chilliwack	25 mins	Delta Port	55 mins
Gloucester	10 mins	Maple Ridge	30 mins	YVR	1 hour

**Contact for more information**

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