

FOR LEASE

2078 PEARDONVILLE ROAD, ABBOTSFORD, B.C.

16,000 SQUARE FOOT YARD IN PRIME ABBOTSFORD LOCATION

UP TO 580 SF OF OFFICE
ALSO AVAILABLE



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Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to lease 16,000 square feet of level, graveled yard strategically located at the intersection of Peardonville Road and Marshall Road in Abbotsford's main industrial hub. This I-2 zoned property allows for a variety of uses, including parking and outdoor stroage. Up to 580 square feet of office on-site is also available for lease. The subject property is located in close proximity to major arteries, such as Highway 1, as well as the Abbotsford airport and the Sumas border crossing.

SALIENT DETAILS

Civic Address:	2078 Peardonville Road, Abbotsford, B.C.
Leasable Area:	Yard: 16, 000 SF Office: 290 - 580 SF
Zoning:	I-2 General Industrial Zone
Legal Description:	LOT A SECTION 13 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN BCP50996
Availability:	Immediately
Asking Rent:	Yard: Base: \$3.50/sf/yr, Additional: \$1.00/sf/yr (2024 estimate) Office: Inquire with broker

PROPERTY FEATURES

-  Excellent access to Trans-Canada Highway and Fraser Highway
-  Level, graveled yard
-  Ideal for parking, storage, ourdoor industrial uses
-  16,000 SF of yard and 290 - 580 SF of office available

