

FOR SALE

34079 GLADYS AVENUE • ABBOTSFORD, BC
62,559 SF FREESTANDING INDUSTRIAL BUILDING IN CENTRAL ABBOTSFORD



Marcus & Millichap



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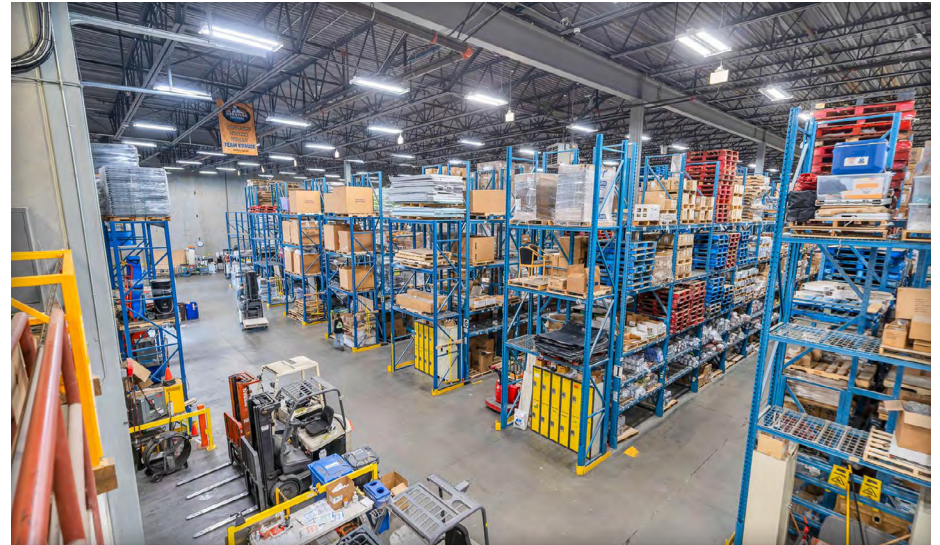
Personal Real Estate Corporation
Todd Bohn Group - Royal LePage

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OPPORTUNITY

Presenting the rare opportunity to acquire a strategically located industrial warehouse with office in Central Abbotsford. Constructed in 2008, this freestanding property features 62,559 SF of high-quality tilt-up space including a 52,098 SF functional warehouse, 4,481 SF of storage mezzanine with existing industrial freezer improvements, and 5,700 SF of first class office, lunchroom and washroom improvements serviced by HVAC. The well-maintained building is conveniently located minutes from to Highway 1 and Highway 11, offering efficient access to the Fraser Valley, Metro Vancouver, Interior BC, and the US Border.



OFFERING HIGHLIGHTS



62,559 SF FREESTANDING INDUSTRIAL BUILDING



FUNCTIONALITY TO A BROAD RANGE OF BUSINESSES



CLOSE PROXIMITY TO HIGHWAY 1 AND 11



EXISTING MODERN OFFICE IMPROVEMENTS



TWO (2) GRADE DOORS AND SIX (6) DOCK DOORS



SALE PRICE: PLEASE CONTACT LISTING TEAM

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SALIENT DETAILS

Civic Address	34079 Gladys Avenue, Abbotsford, B.C.		
Legal Description	LOT A SECTION 15 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP43973		
PID	028-163-966		
Gross Lot Size	3.27 acres		
Improvement Breakdown	Ground Floor Warehouse	52,098 SF	
	Ground Floor Office	5,071 SF	
	Second Floor Office	629 SF	
	Freezer/Storage Mezzanine	4,481 SF	
	Total	62,559 SF	
Ceiling clear height	28' 8"		
Grade Loading Doors	Two (2)		
Dock Loading Doors	Six (6)		
Power	800A - 600V - 3 Phase		
Sprinklers	ESFR sprinkler system		
Parking	72 designated stalls		
Zoning	I2 - General Industrial		
Construction	Concrete tilt-up construction		
Year Built	2008		
Property Taxes	\$209,412.74 (2024)		
Vacant Possession	Q2 2026		
Asking Price	Please Contact Listing Team		



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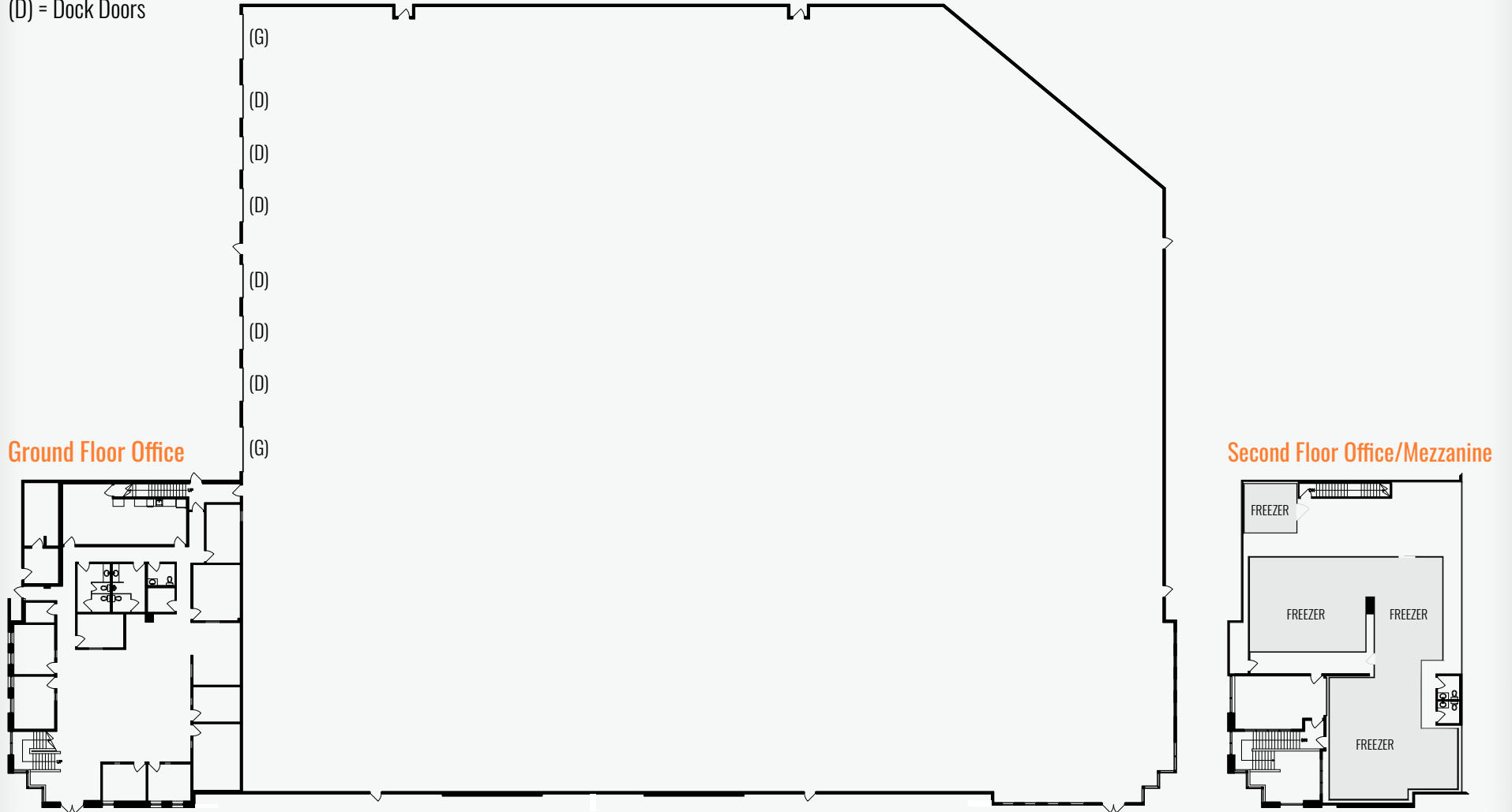
FLOOR PLAN

(G) = Grade Doors
(D) = Dock Doors

Warehouse

Ground Floor Office

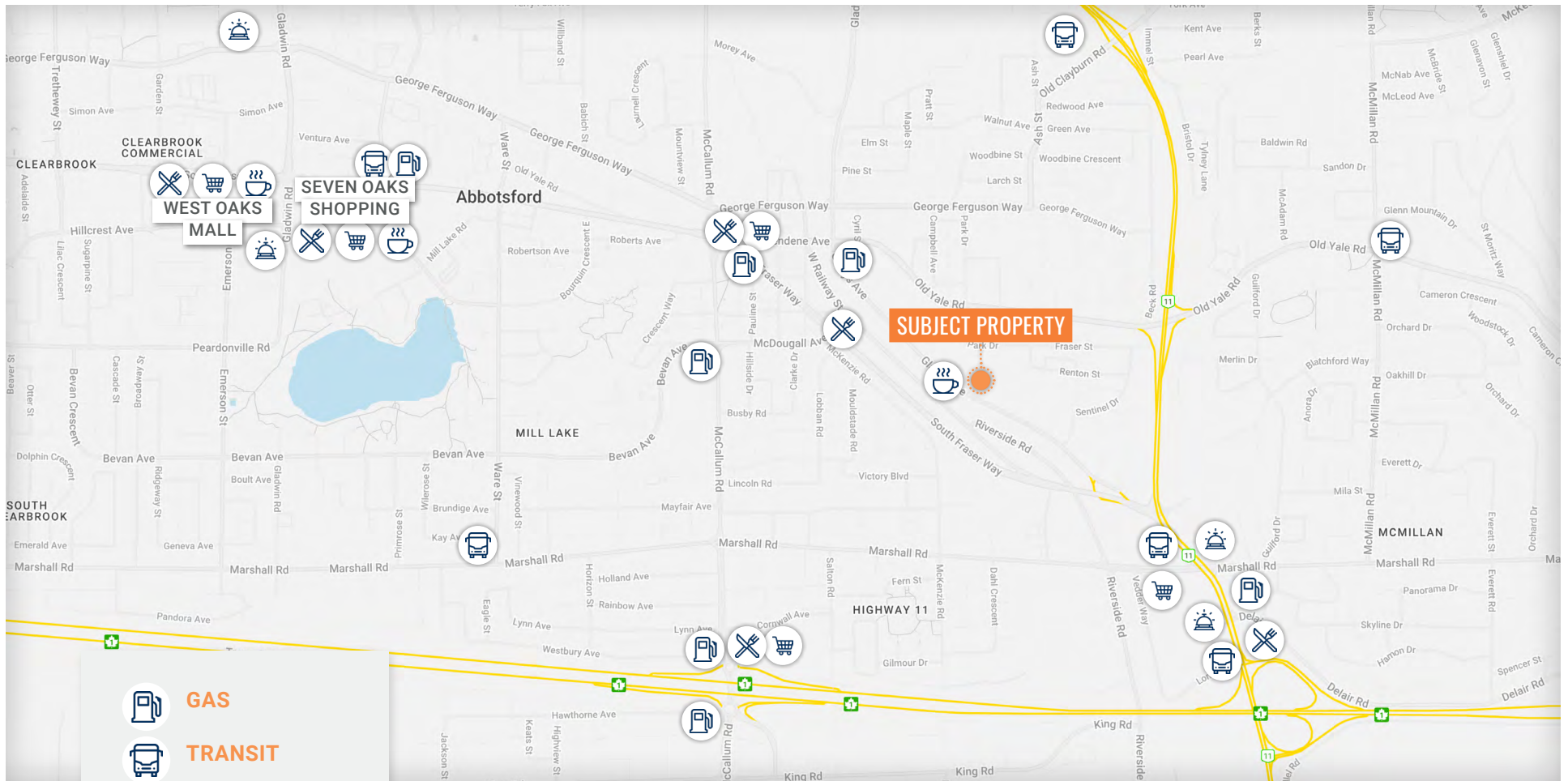
Second Floor Office/Mezzanine









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-  **GAS**
-  **TRANSIT**
-  **HOTELS**
-  **RESTAURANTS**
-  **COFFEE**
-  **RETAIL**

LOCATION OVERVIEW

34079 Gladys Avenue is ideally located in central Abbotsford, just north of Highway 1 and west of Highway 11. The property is situated in close proximity to Abbotsford's downtown core and a wide variety of commercial amenities and synergistic industrial businesses. Centrally located in the Fraser Valley, Abbotsford is the BC's biggest municipality beyond Metro Vancouver and boasts an educated workforce of skilled labourers and service workers.

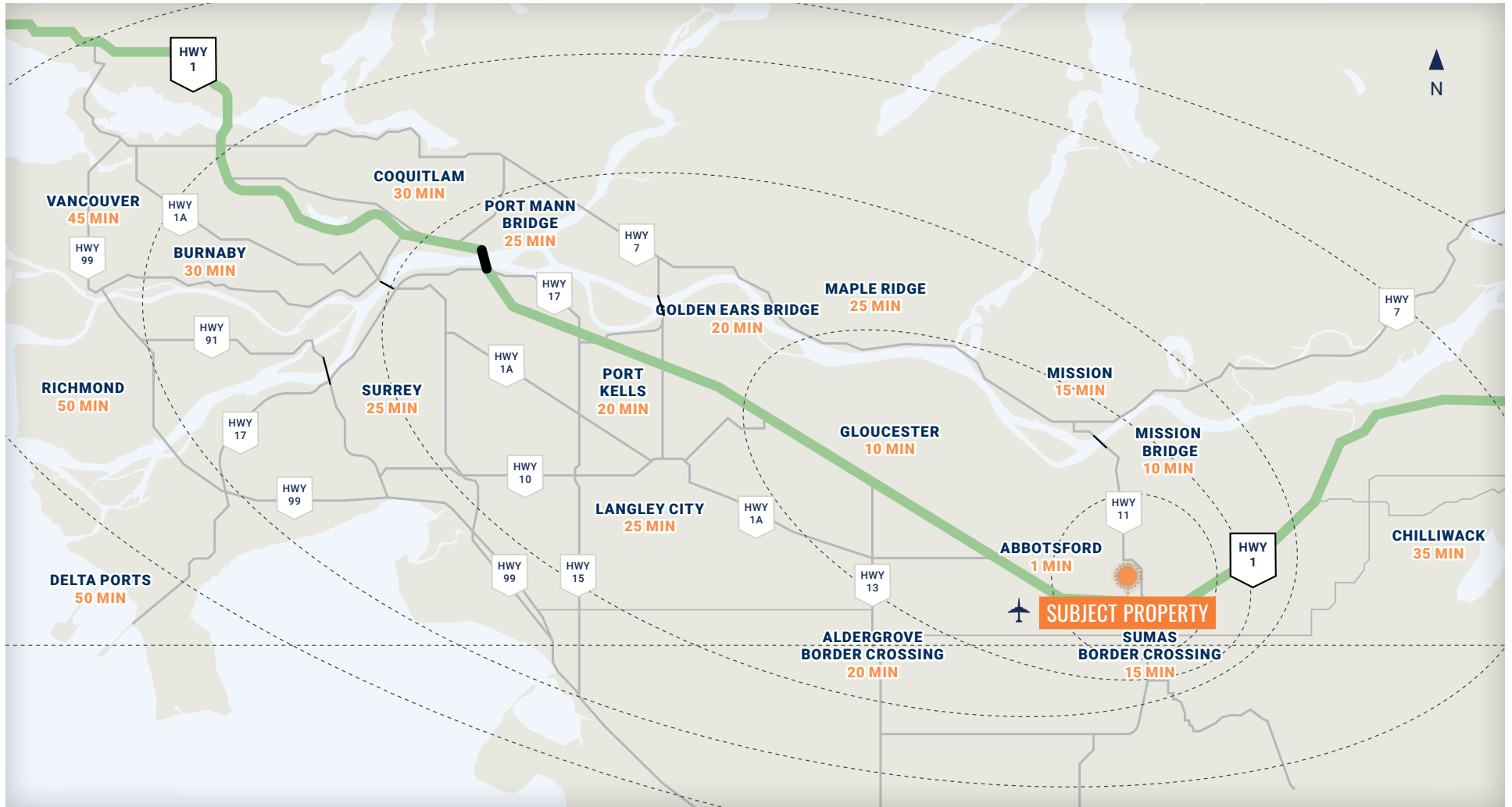
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DRIVE TIMES

The property is located in Central Abbotsford and features convenient access to major arterial routes via the Trans-Canada Highway (Highway 1), Sumas Way/Abbotsford Mission Highway (Highway 11), and Fraser Highway. This prime location offers easy access to and from all of Metro Vancouver, the Eastern Fraser Valley, and BC's Interior.



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