



FOR SALE

Unit 130 - 31779 King Road, Abbotsford

11,936 SF Industrial Facility with Street Level Access and Exposure

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Property Overview

Opportunity & Location

Opportunity to purchase a 11,936 SF industrial strata unit at King Business Park in Abbotsford. King Business Park is located on the north side of King Road, just west of Clearbrook Road in Abbotsford. Situated within a two-minute drive of the Clearbrook interchange, King Business Park offers convenient access in all directions to the Trans-Canada Highway (Highway 1). Additionally, the property is located near the Abbotsford Airport and is within a 10-minute drive to downtown Abbotsford. This excellent location provides numerous benefits including convenient proximity to a variety of shopping malls, banks restaurants and other useful amenities, and advantageous connectivity for the labour pool.



Available Area

Warehouse	10,082 SF
Mezzanine	1,854 SF
TOTAL	11,936 SF

Asking Price

\$5,095,000

Property Taxes (2025)

\$54,214.81



Property Features

- Built in 2021
- 26' clear ceiling height
- One (1) grade loading door
- Two (2) dock loading doors
- 3-Phase, 200 amp @ 600 volt electrical power
- 500 lbs per SF floor loading
- ESFR sprinklers
- High efficiency LED fixtures
- Direct exposure along King Road
- Street level mezzanine access, offering a separation of area for a customer oriented space

Zoning

The property is zoned General Industrial (I-2) as detailed in the City of Abbotsford's Zoning Bylaw, which allows light impact industry, manufacturing, commercial vehicle uses and warehousing.





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Large-Bay Industrial Facility with Dock & Grade Loading | Unit 130, 31779 King Road, Abbotsford

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