



## FOR SALE | 2180 Iron Mills Court, Abbotsford

NAI Commercial is pleased to present the opportunity to acquire a rare 2.08 Acre site minutes from the Mt. Lehman Interchange in Abbotsford.

The site is priced below assessed value and is one of the most affordable industrial land options in Greater Vancouver. The Seller had approved development and building permits for a 54,000 SF freestanding facility along with alternative plans for a 45,000 SF multi-tenant project.

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# Property Details

## Reduced Price

~~\$8,300,000~~ \$7,920,000

## Property Size

2.084 Acres (2.204 usable if access easement remains)

## Price/Acre

~~\$3,982,726~~ \$3,800,384

## Assessment (2026)

\$9,178,000

## Zoning

I-2 General Industrial allowing but not limited to:

- Outside storage
- Commercial Vehicle Parking
- Automotive uses
- Data Centre
- Manufacturing
- Distribution

## Property Taxes (2025)

\$105,036.70

## PID

030-340-896

## Other Details

- Approved 54,379 SF lapsed building permit
- Mutual Access Easement
- Fenced and Partially Gravelled
- Vacant Possession



0.24 Acre Mutual Access Easement  
(0.12 acre/property)





### Drive Times:

YXX Airport	4 min
YVR Airport	60 min
Sumas Border Crossing	14 min
Aldergrove Border Crossing	13 min

**2180  
IRON MILLS**

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