



RIVERSIDE ROAD
BUSINESS PARK

FOR SALE

1325 - 1525 RIVERSIDE ROAD, ABBOTSFORD



CEDAR COAST

**AVISON
YOUNG**

A rare opportunity to own brand-new, premium quality space in Abbotsford's newest industrial strata development

OPPORTUNITY

Riverside Road Business Park features 260,000 sf of premium industrial space across six buildings. This master-planned development offers small-bay, large-bay and freestanding buildings, providing an ideal mix of ownership opportunities to suit your business.

Don't miss out on this exclusive opportunity to own a brand-new, modern industrial space in the Fraser Valley.

KEY HIGHLIGHTS



Small & Large-Bay Strata Units
2,755 sf up to 26,236 sf



Available units can be combined for larger contiguous space



Freestanding Building
15,012 sf on 0.86 acres



Zoning
I2 - General Industrial Zoning



Loading
Dock and grade-level loading



Estimated Completion
August 2025 to February 2026



LOCATION

Riverside Road Business Park is ideally situated in east Abbotsford, just south of Highway 1 and west of Highway 11. The development is strategically located in a well-established commercial area, facilitating convenient business operations. The property features easy access to major arterial routes via the Trans-Canada Highway (Highway 1) and Sumas Way (Highway 11), which provide convenient access to Abbotsford International Airport, the Sumas/Abbotsford US Border crossing, as well as communities throughout the Fraser Valley.

ABBOTSFORD DEMOGRAPHICS | 2022 EST.



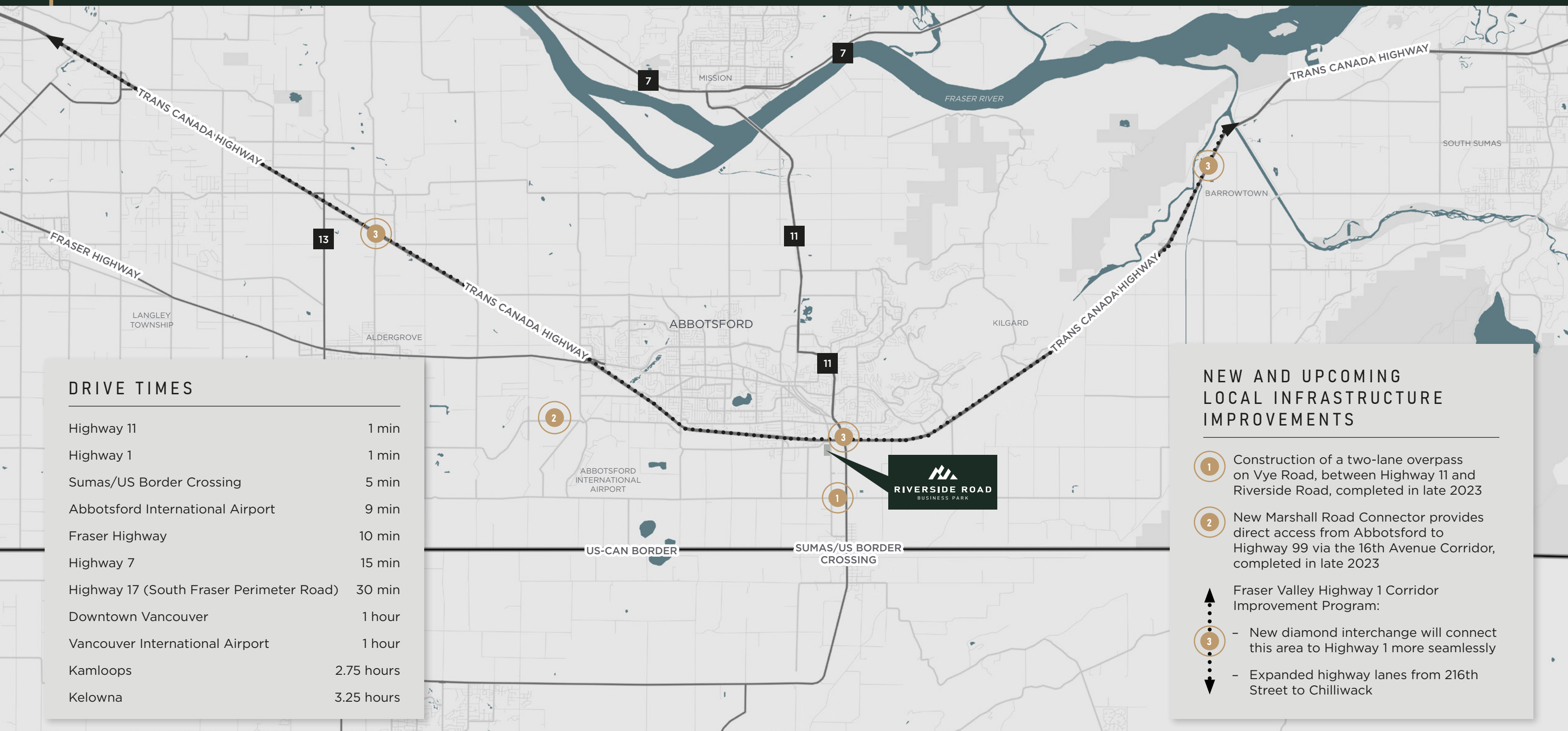
209,930
Population



110,530
Labour force




44,501 (40.3%)
Skilled trades labour force





DRIVE TIMES

Highway 11	1 min
Highway 1	1 min
Sumas/US Border Crossing	5 min
Abbotsford International Airport	9 min
Fraser Highway	10 min
Highway 7	15 min
Highway 17 (South Fraser Perimeter Road)	30 min
Downtown Vancouver	1 hour
Vancouver International Airport	1 hour
Kamloops	2.75 hours
Kelowna	3.25 hours

NEW AND UPCOMING
LOCAL INFRASTRUCTURE
IMPROVEMENTS

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Construction of a two-lane overpass on Vye Road, between Highway 11 and Riverside Road, completed in late 2023
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New Marshall Road Connector provides direct access from Abbotsford to Highway 99 via the 16th Avenue Corridor, completed in late 2023
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Fraser Valley Highway 1 Corridor Improvement Program:

 - New diamond interchange will connect this area to Highway 1 more seamlessly
 - Expanded highway lanes from 216th Street to Chilliwack

At Riverside Road Business Park, your business will be at the centre of it all

Centrally located in the Fraser Valley, Abbotsford is the province's largest municipality outside of Metro Vancouver. With the expanding population in this increasingly popular urban hub, more businesses are expanding their horizons into this vibrant community.

Set in an ideal location, **Riverside Road Business Park** allows business owners and employees to commute with ease, having direct access to major arterial routes and public transit. Even better, this location is amenity-rich and provides you with access to a variety of dining and retail options.

LOCAL LABOUR FORCE 2022 EST.


92,900
Population
within 5 km


22,180
Labour force
within 5 km


16.6%
of the labour force
within 5 km is in the
manufacturing,
transportation and
warehousing industry

NEARBY AMENITIES

Restaurants

- Cactus Club Café
- Starbucks
- McDonald's
- Wendy's
- Dosaclub Indian Kitchen & Bar
- The Keg
- S + L Kitchen & Bar
- Field House Brewing Co.
- Subway
- Boston Pizza

Accommodation

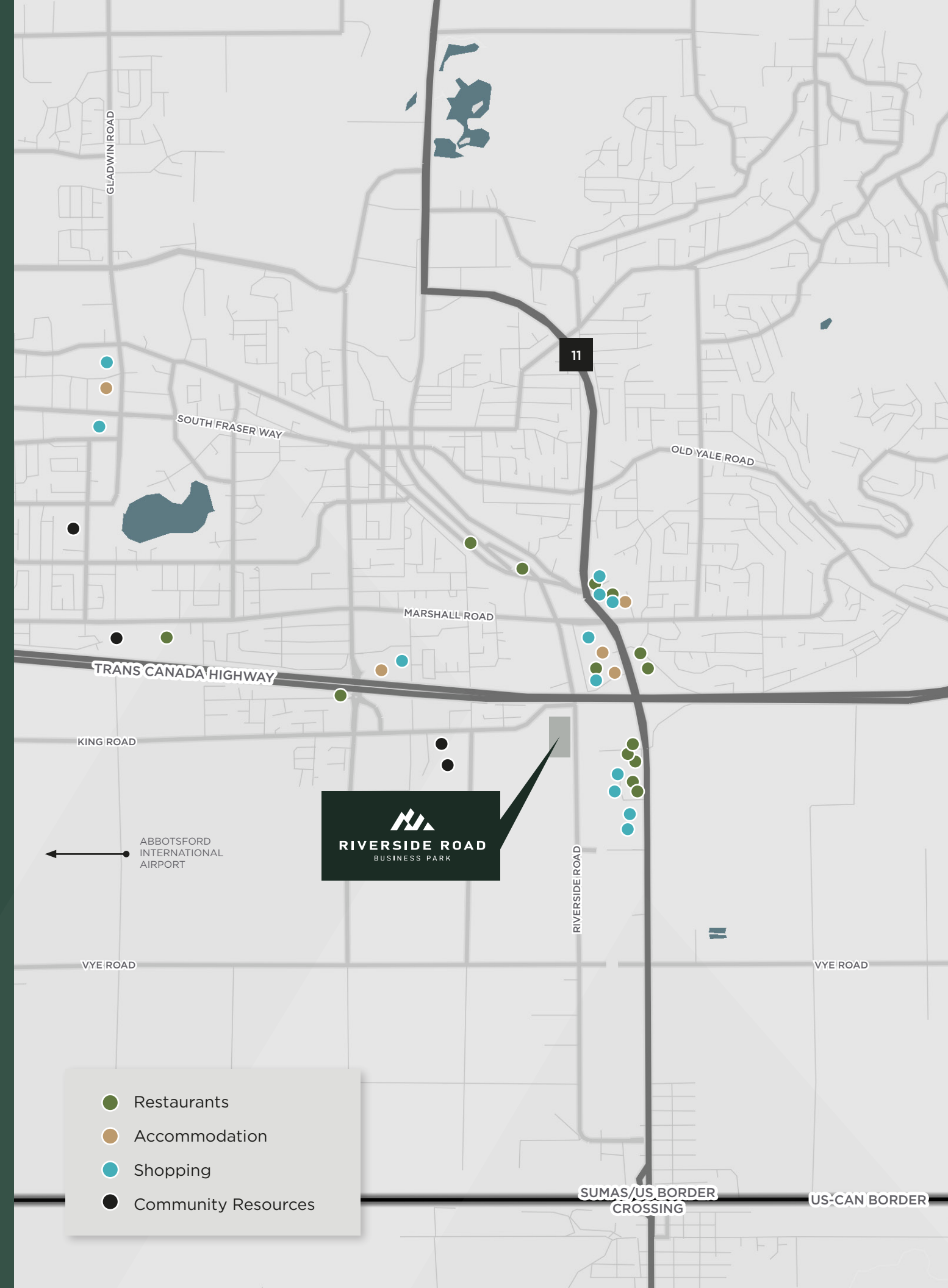
- Super 8 by Wyndham
- Travelodge by Wyndham
- Coast Hotel & Suites
- Best Western Plus Regency Inn

Shopping

- Walmart Supercentre
- Costco
- Mark's Work Wearhouse
- Lowe's
- Winners & HomeSense
- Home Depot
- Abbotsford Village
- Save-On-Foods
- BC Liquor Store
- Cabela's
- Real Canadian Superstore
- West Oaks Mall

Community Resources

- University of the Fraser Valley
- Abbotsford Regional Hospital
- Abbotsford International Airport
- Abbotsford Centre
- M.S.A Arena



Riverside Road Business Park is Abbotsford’s first premier master-planned strata industrial complex, developed by Cedar Coast and built by Orion Construction

With the lack of new strata opportunities available in Abbotsford, the project is designed with the latest specifications to suit your growing business. This development encompasses six buildings spanning 13.6 acres, offering small-bay, large-bay, and freestanding options.

ZONING

This property benefits from Abbotsford’s General Industrial Zone (I2), which accommodates a wide variety of businesses, such as:

- Breweries & restaurants
 - Ancillary office & showroom
 - Manufacturing
 - Research & development
 - Trade school
 - Commercial vehicle & equipment sales/leasing/repair
- Indoor recreation facility
 - Building & landscape supply
 - Auction
 - Transportation & logistics
 - Warehousing
- For a full copy of the zoning bylaw, please [click here](#)

PROJECT FEATURES

-  High exposure location along Riverside Road

 Insulated concrete tilt-up construction

 Contemporary storefront with extensive glazing and skylights to provide natural light

 ESFR sprinklers

 Gas-fired unit heaters

 26’ to 32’ clear ceiling heights

 High-efficiency LED lighting

 Built-in mezzanine space (fully enclosed for buildings C, D, E & F)

 Single accessible washroom per unit
-  Multiple dock and one (1) grade-level loading door per unit for buildings A & B

 Grade-level loading doors for buildings C, D, E & F

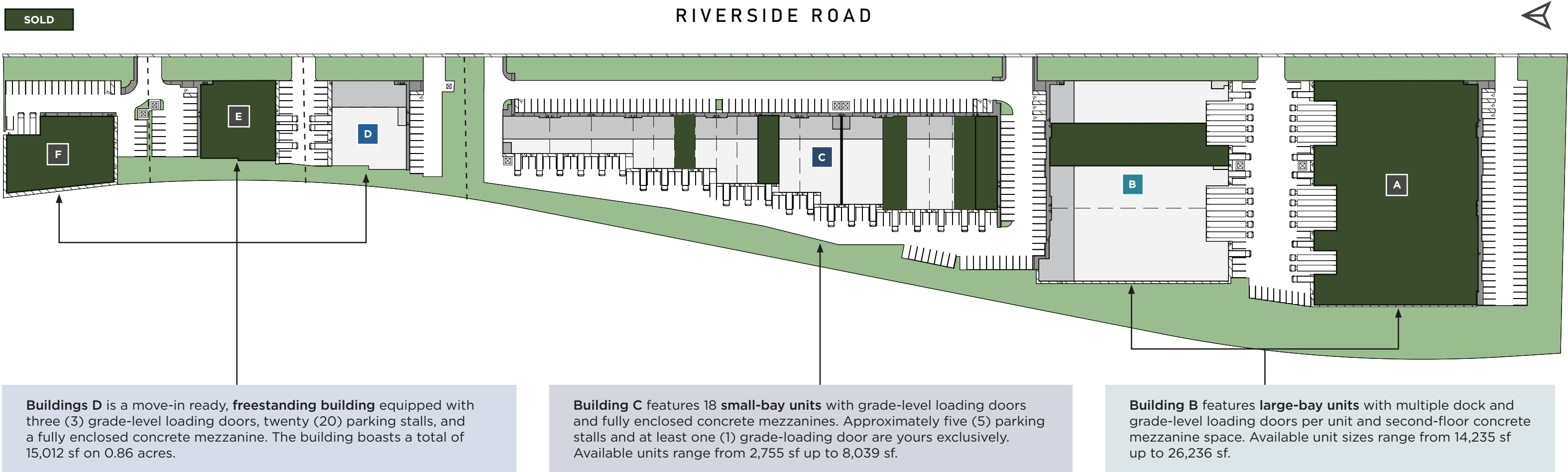
 Floor load capacity between 500 - 700 lbs psf

 Ample industrial power supply

 Ample parking

 Limited 12 month warranty

 Option to combine available units for a larger contiguous space in buildings B & C



Project team

DEVELOPED BY



Cedar Coast is a Vancouver, BC based real estate development and investment firm with a 22-year track record of successful outcomes throughout the Pacific Northwest and 39 active real estate projects in Canada and the United States. With their vast experience in the real estate and development industry, Cedar Coast has approached each investment decision with a long-term view of creating award-winning outcomes for their partners, team, and the communities in which they invest.

cedarcoast.com

CONSTRUCTION BY



Orion Construction is one of the largest and most innovative design-build commercial contractors in the Lower Mainland. Their dedicated focus on design building commercial and light industrial projects allows them to provide their clients extraordinary value through a hands-on, process-driven delivery structure. As experts in the pre-construction process, they engage with stakeholders through the initial conceptual drawings, drive detailed design and municipal entitlements, and deliver completed design and permitting documents consistent with the client's expectations, budgets, and schedule.

orionconstruction.ca

SALES & MARKETING BY



Avison Young creates real economic, social, and environmental value as a global real estate advisor powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantages. Together, they create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.

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RIVERSIDEROADBUSINESSPARK.COM

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