



**Units 1–5, 30971 Peardonville Road  
Abbotsford, BC**

## **High Exposure Industrial Space on Peardonville Road with Dock & Grade Loading**

Opportunity to lease 16,647 SF of contiguous industrial warehouse and office space on one of Abbotsford's major industrial thoroughfares, Peardonville Road.

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# Units 1–5

## 30971 Peardonville Road

Abbotsford, BC

### Unit Description

This combined unit features an open layout warehouse area, providing businesses with a wide range of possibilities to customize the space to their unique needs. In addition to the 10,582 SF of warehouse/production space, there is also an enclosed loading area, plus a spacious lunchroom/changeroom for employees. The well-maintained front office area is comprised of 4,084 SF over 2 levels and features ample glazing providing natural light. 16 designated parking stalls are included. The property also benefits from added exposure as it has excellent frontage along Peardonville Road.

- ▶ Abundant glazing and natural light
- ▶ Ample Parking
- ▶ Open Span Warehouse Area

### Location

Quick access to Highway 1 is accessible via Fraser Highway/Mount Lehman Road or the Clearbrook Road interchange, and the Abbotsford International Airport is just minutes away.



#### Available Area

16,647 SF

#### Net Lease Rate

\$14.95 PSF

#### Taxes & Operating Costs

\$5.50 PSF (2025 est.)

#### Total Rent/Month

\$28,369.26

#### Availability

Immediate

#### Clear Ceiling Height

20.5'

#### Zoning

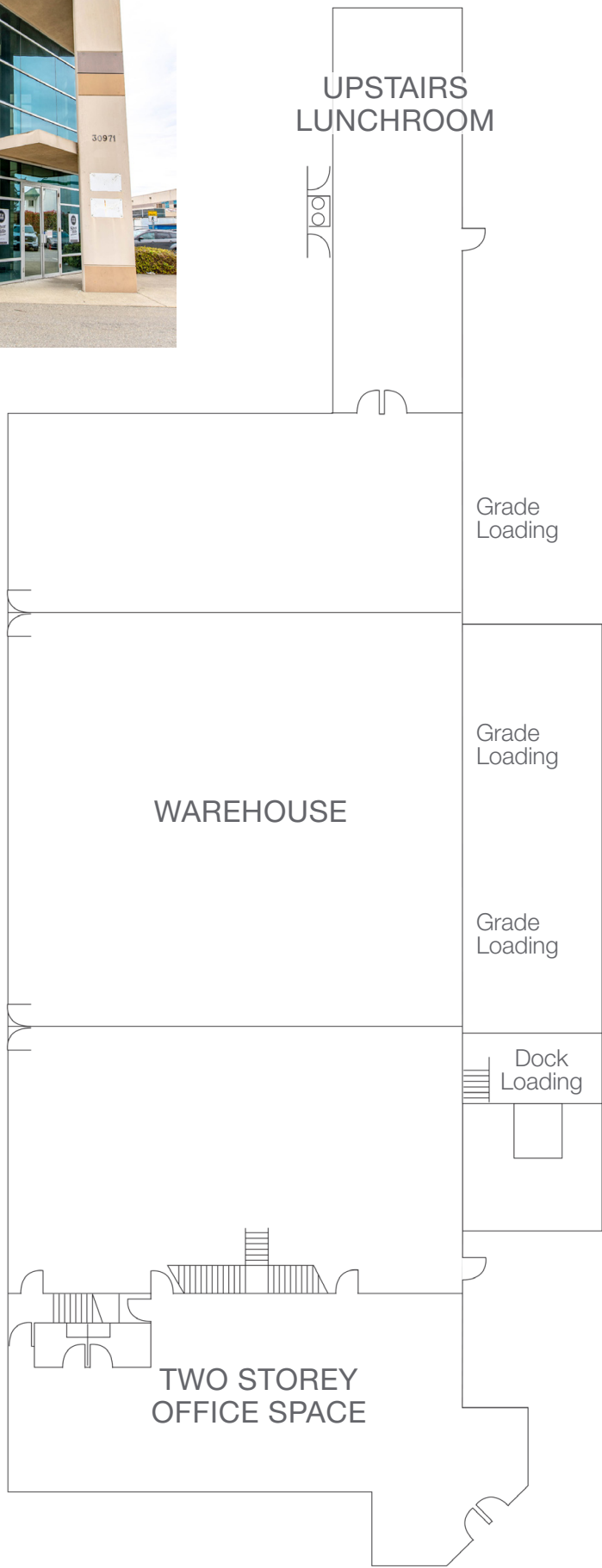
I-2 (General Industrial)

#### Features

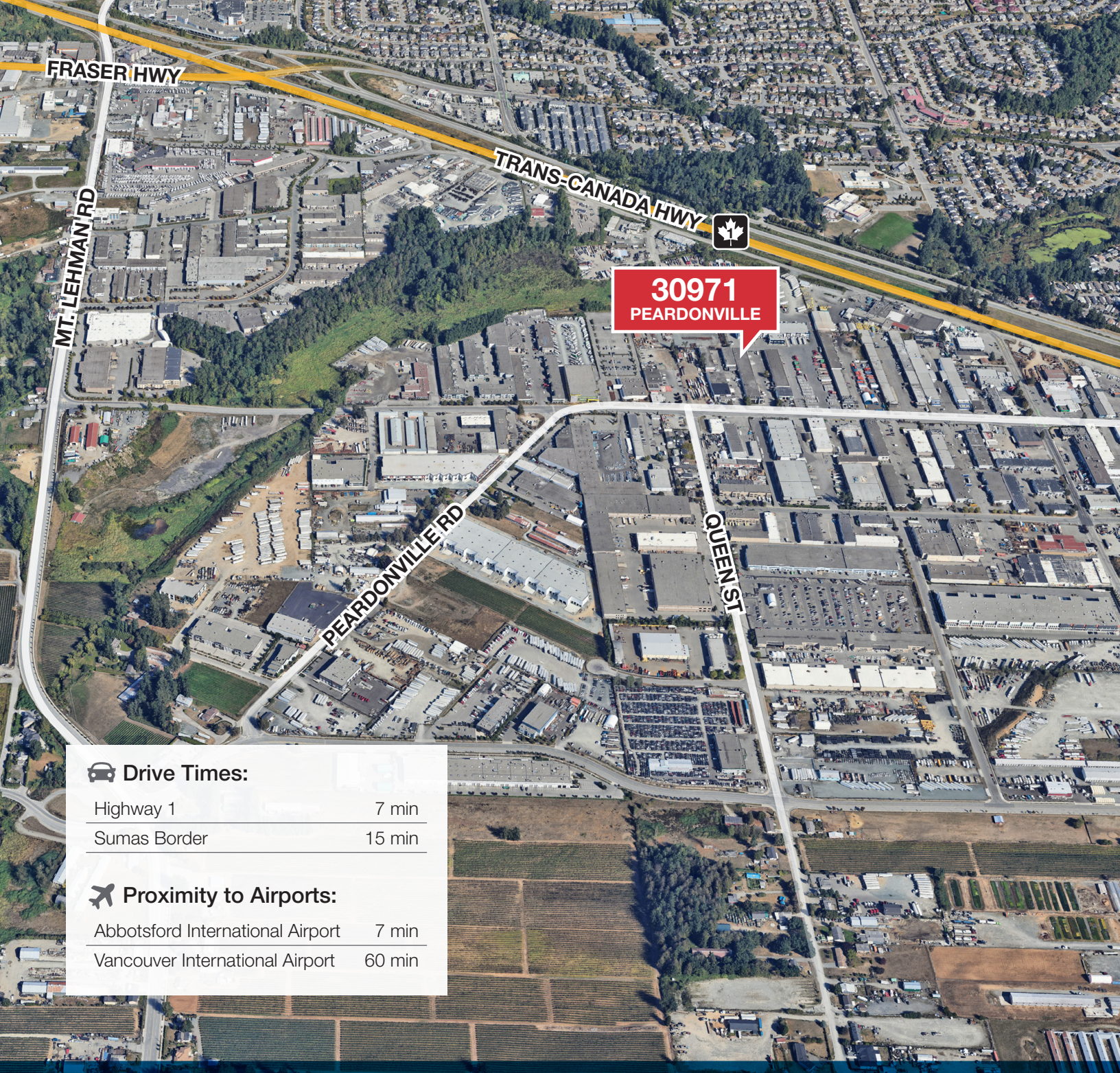
- ▶ 3 Grade Loading Doors (12' x 14')
- ▶ 1 Dock Door With Leveller
- ▶ Enclosed Loading Area
- ▶ 20.5' Clear Ceiling Height
- ▶ Natural Gas Fired Unit Heaters
- ▶ 3-Phase, 225 AMP Power
- ▶ Private Offices & Lunchroom
- ▶ Concrete Tilt-Up Construction



Floor Plan  
Units 1–5 | 16,647 SF



PEARDONVILLE ROAD



**30971**  
**PEARDONVILLE**



#### Drive Times:

Highway 1	7 min
Sumas Border	15 min



#### Proximity to Airports:

Abbotsford International Airport	7 min
Vancouver International Airport	60 min

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