



**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.

**Kyle Dodman**  
Personal Real Estate Corporation  
Vice President – Fraser Valley Industrial  
604 309 9446 | [kdodman@naicommercial.ca](mailto:kdodman@naicommercial.ca)

**NAI Commercial**  
20353 64<sup>th</sup> Avenue, Suite 214, Langley, BC V2Y 1N5  
+1 604 683 7535 | [naicommercial.ca](http://naicommercial.ca)



# 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'

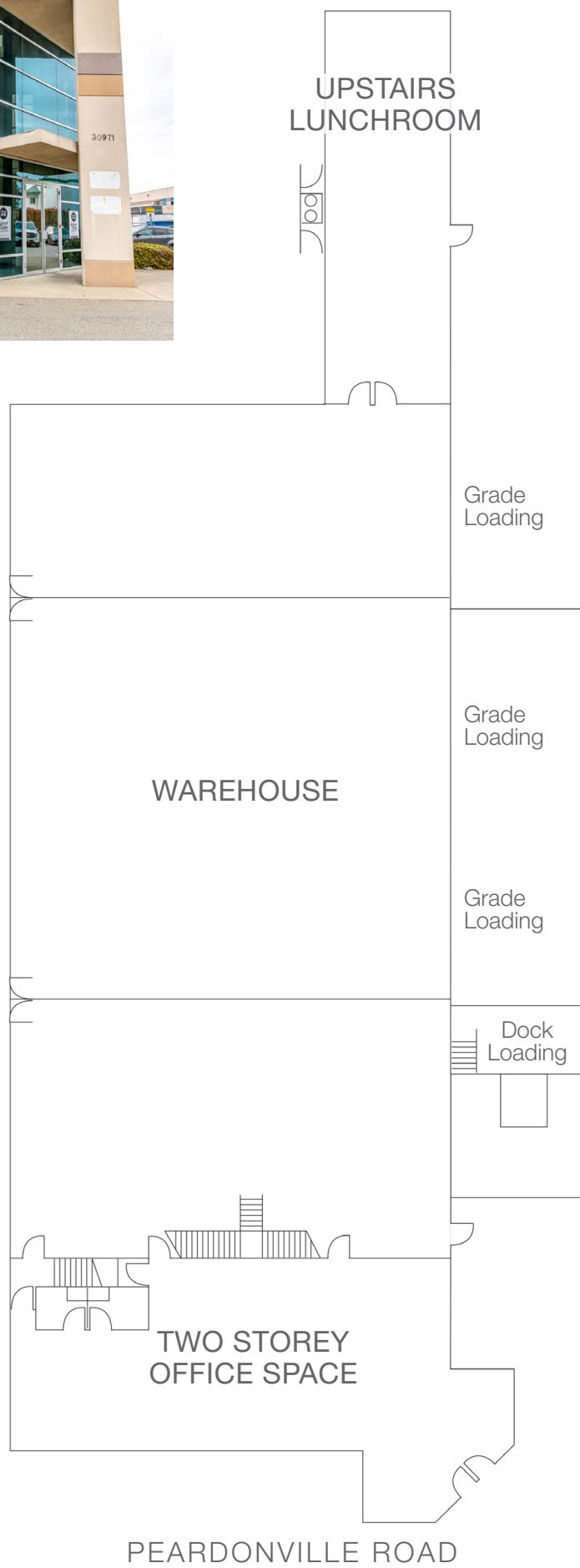
#### Zoning

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



FRASER HWY

MT. LEHMAN RD

TRANS-CANADA HWY



30971  
PEARDONVILLE

PEARDONVILLERD

QUEEN ST

#### Drive Times:

|              |        |
|--------------|--------|
| Highway 1    | 7 min  |
| Sumas Border | 15 min |

#### Proximity to Airports:

|                                  |        |
|----------------------------------|--------|
| Abbotsford International Airport | 7 min  |
| Vancouver International Airport  | 60 min |

**NAI**Commercial

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

Kyle Dodman  
Personal Real Estate Corporation  
Vice President – Fraser Valley Industrial  
604 309 9446 | kdodman@naicommercial.ca

**NAI**Commercial  
20353 64<sup>th</sup> Avenue, Suite 214  
Langley, BC V2Y 1N5  
+1 604 683 7535  
[naicommercial.ca](http://naicommercial.ca)