

**AVISON  
YOUNG**

# For Sublease

**1521 Sumas Way**  
Abbotsford, BC



Rare opportunity to sublease a 4.24 acre fenced and gravelled yard with a 20,108 sf building, centrally located along Sumas Way.

**Gord Robson\***, Principal  
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## Property details

**YARD AREA:** 3.22 acres (140,210 sf)

**OFFICE AND WORKSHOP AREA:** 20,108 sf

**QUONSET HUT STORAGE AREA:** 4,000 sf

**ZONING:** I-2 (General Industrial) allows for a variety of uses including:

- Commercial vehicle parking
- Equipment storage
- Building supply
- Freight handling
- Landscape supply

### SUBLEASE BASIC RENT

Yard	\$3.50 psf
Building	\$14.00 psf

**PROPERTY TAXES (2025):** \$227,177.75

**SUBLEASE EXPIRY:** February 28, 2030

**AVAILABILITY:** Q3 2026

**LOADING:** Two (2) grade loading doors (12' W' x 14' H')


**CEILING HEIGHT:** 16' clear


## Opportunity


Avison Young is pleased to present the opportunity to sublease a 4.24-acre fenced and gravelled yard with a 20,108 sf building, centrally located in Abbotsford. Situated along Sumas Way, the subject property offers exceptional accessibility within one of Abbotsford's most vibrant commercial districts.


With immediate access to Highway 1 and the Sumas U.S. border crossing, the property is ideally positioned near a strong mix of amenities, including Costco, Mark's, Walmart, Starbucks, and more.


## Area highlights

 Enhanced connectivity through the Fraser Valley via Highway 1 Corridor Improvement Program

 Recently completed two-lane overpass on Vye Road (between Highway 11 and Riverside Road), finalized in late 2023

 Proximity to the U.S. border, Trans-Canada Highway, and Abbotsford International Airport

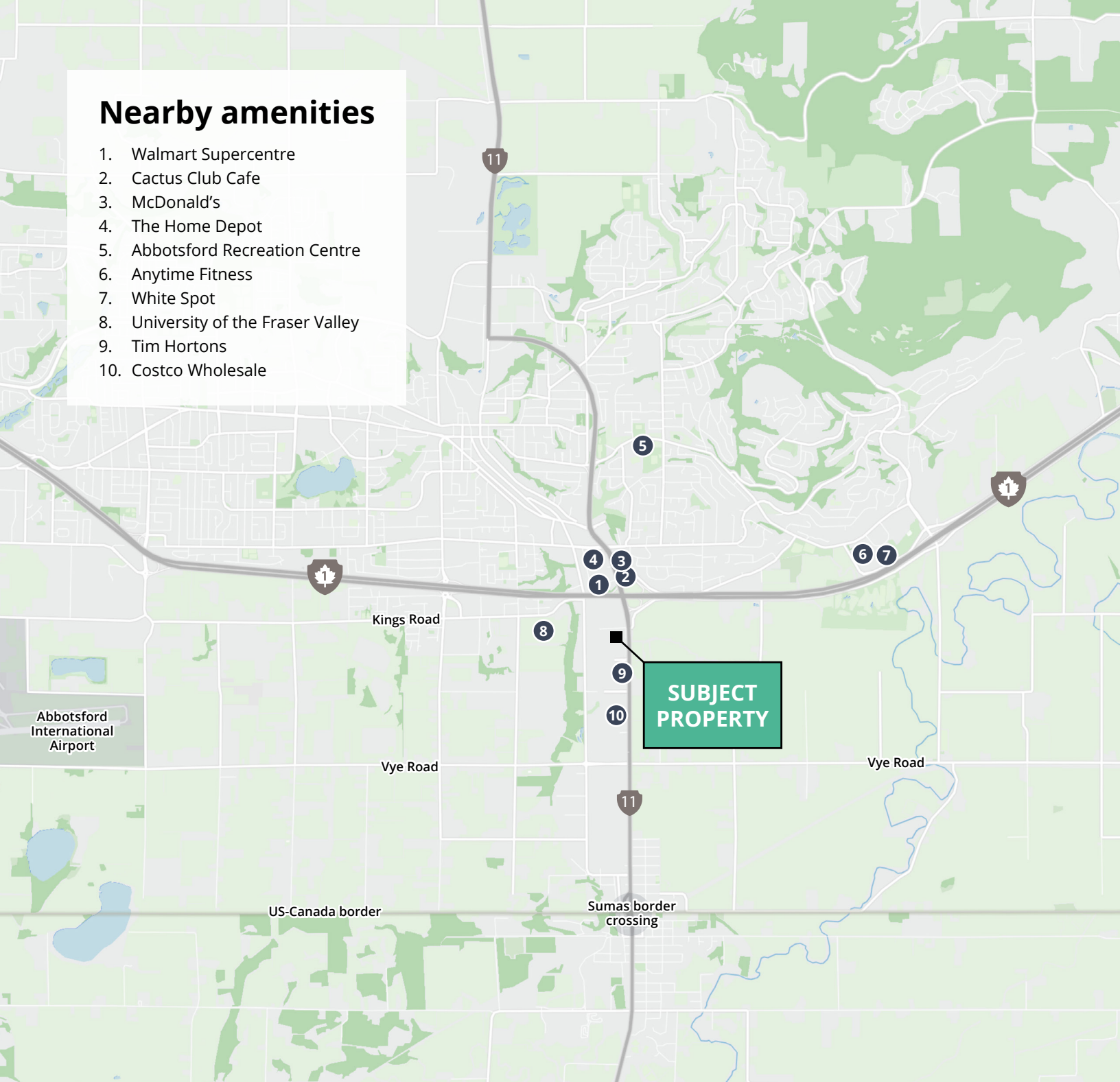
 Strong local economy and a vibrant, expanding community.

 Surrounded by a diverse mix of industrial users with convenient access to nearby retail and service amenities



## Nearby amenities

1. Walmart Supercentre
2. Cactus Club Cafe
3. McDonald's
4. The Home Depot
5. Abbotsford Recreation Centre
6. Anytime Fitness
7. White Spot
8. University of the Fraser Valley
9. Tim Hortons
10. Costco Wholesale



## Contact for more information

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