

FOR LEASE

UP TO 16,407 SF OF SHOWROOM AND
WAREHOUSE SPACE



30941 PEARDONVILLE ROAD

ABBOTSFORD, BRITISH COLUMBIA

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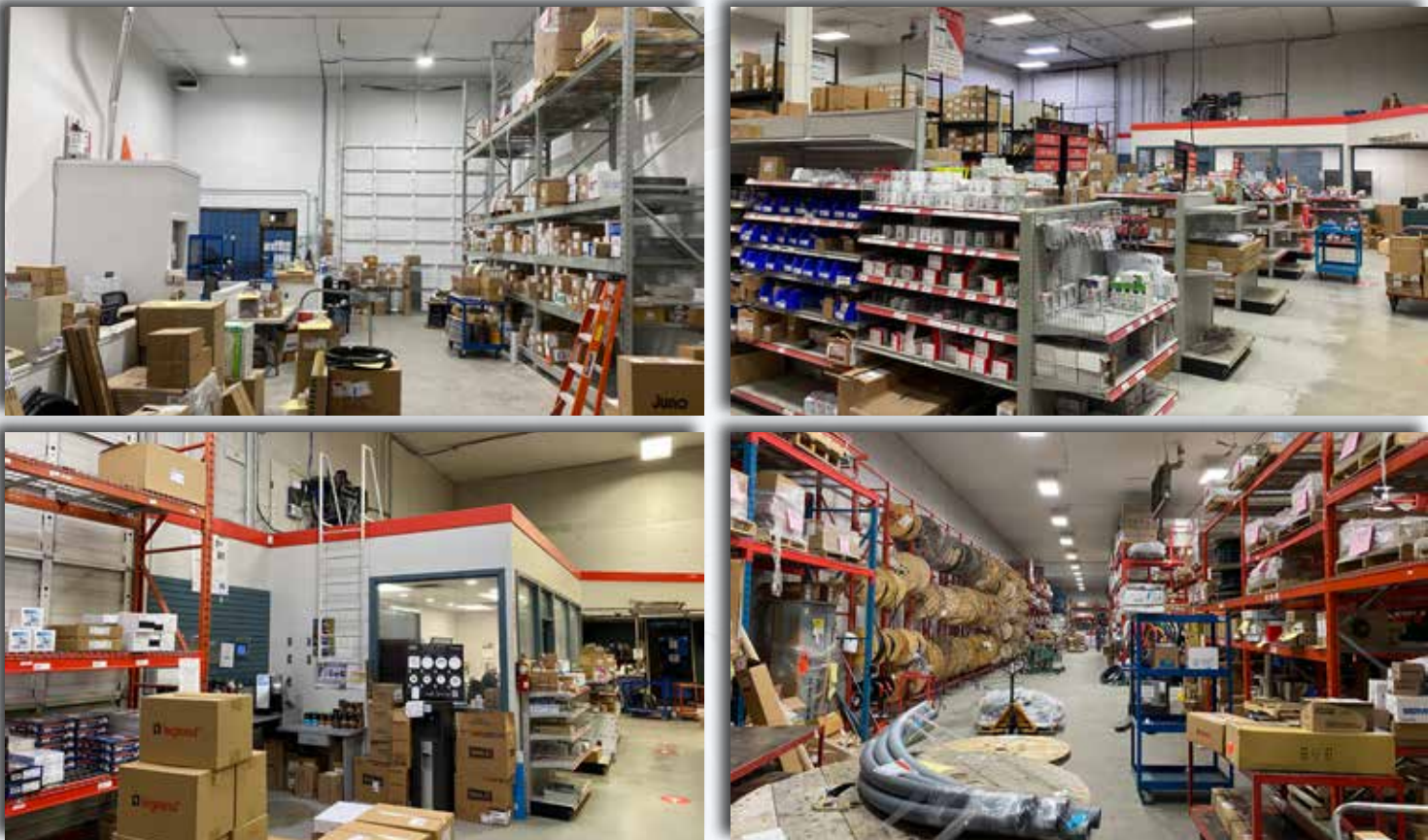
CBRE

THE OPPORTUNITY

CBRE Limited is pleased to present the opportunity to lease up to 16,407 SF of Industrial Showroom and warehouse space facing Peardonville Road. The property is strategically located in Abbotsford's Peardonville Industrial area and boasts excellent access to Highway 1. It is centrally located within a 5 minute drive of the Mount Lehman Road - Highway 1 interchange, the Clearbrook Road - Highway 1 interchange, and the Abbotsford International Airport. Additionally, the Sumas border crossing is conveniently located 20 minutes south-east.

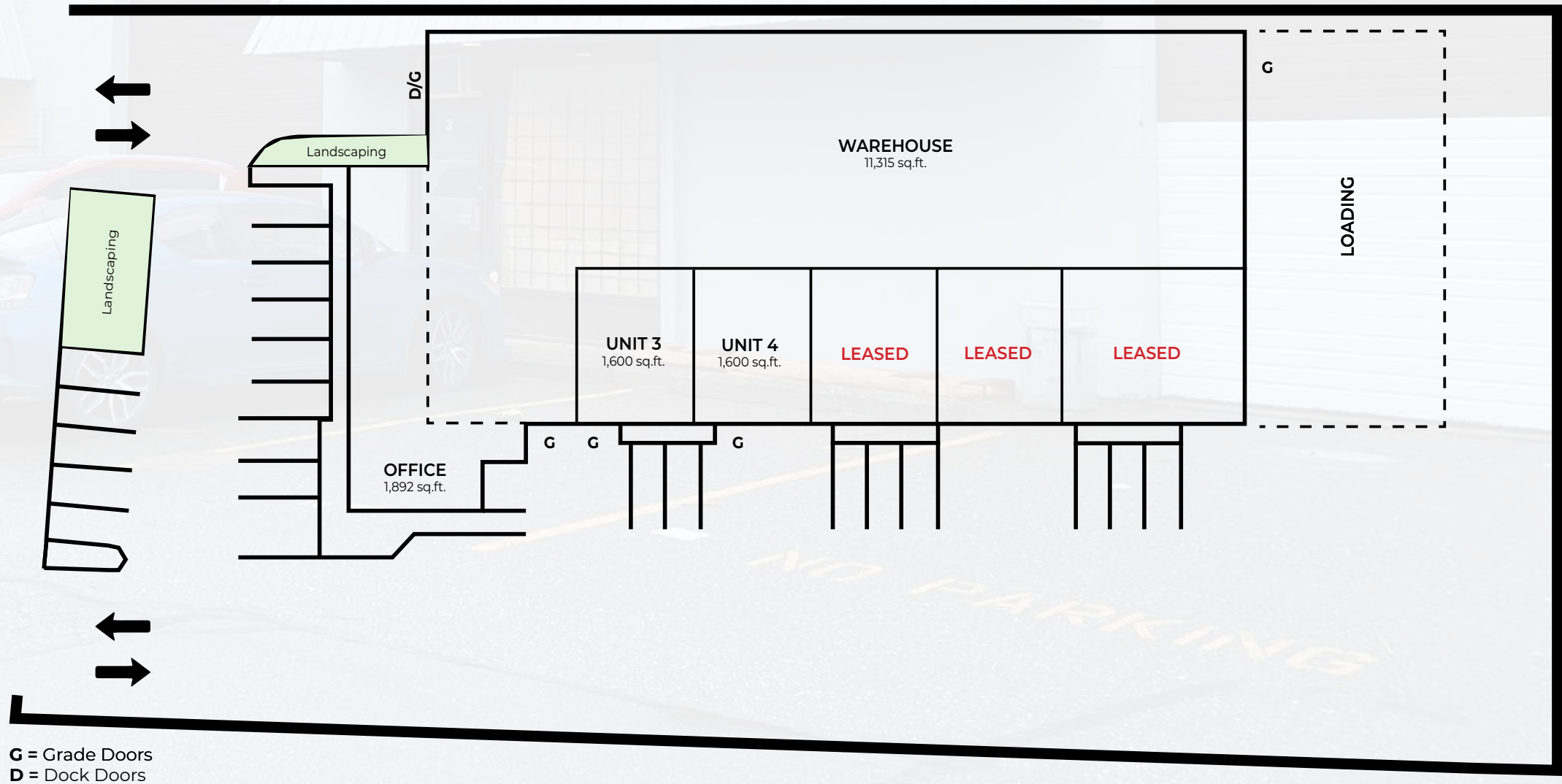
PROPERTY FEATURES

- ① Open showroom space facing Peardonville Rd
- ① 20' Clear Ceiling Height
- ① 5 Grade Loading Doors (12' by 14')
- ① Potential for 1 Dock Loading door conversion
- ① 3 Private offices
- ① 2 Handicap Washrooms
- ① LED lighting
- ① 14 storefront parking stalls



PROPERTY HIGHLIGHTS

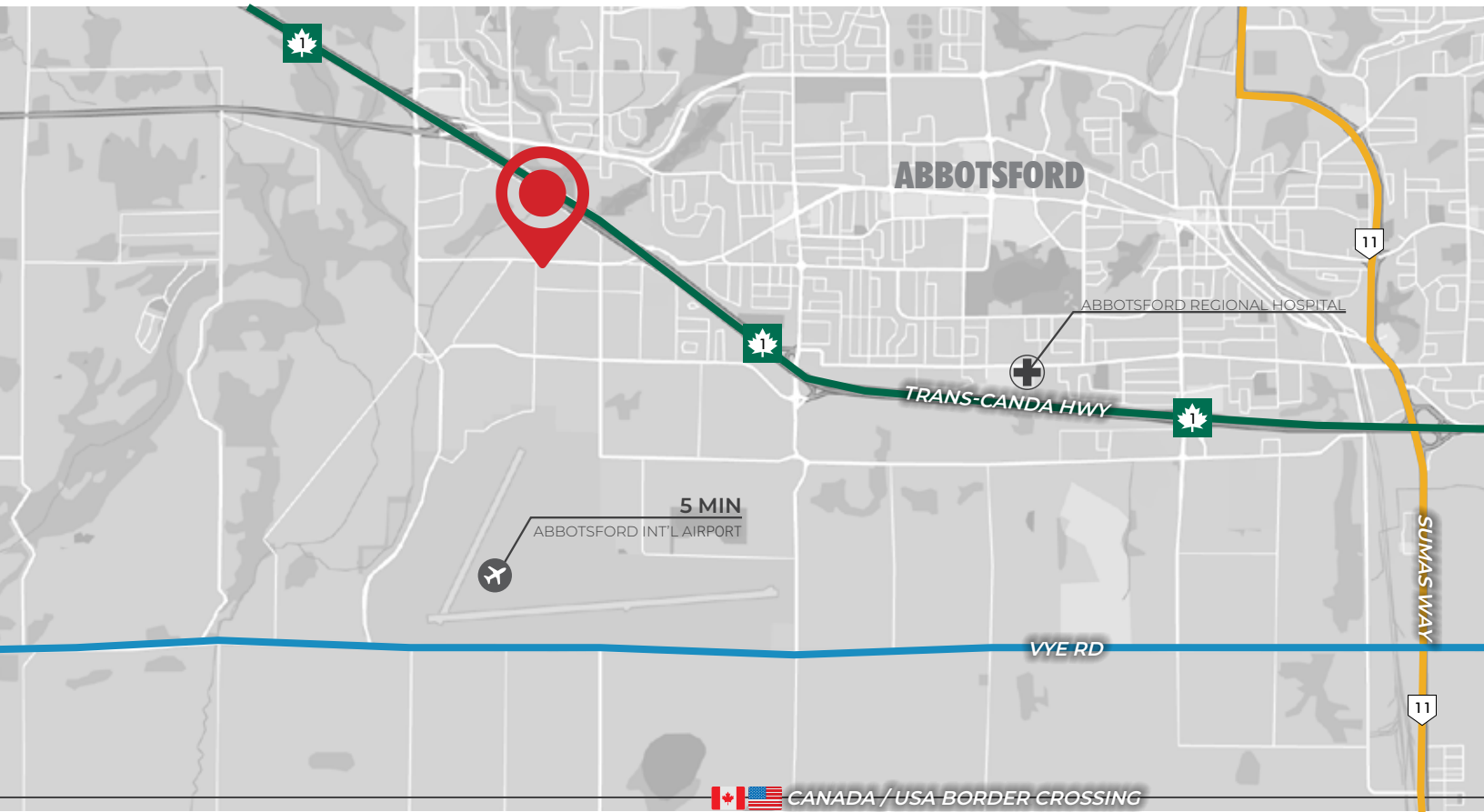
TOTAL AVAILABLE SPACE:	16,407 SF
UNIT 1/2:	11,315 + 1,892 = 13,207 SF
UNIT 3:	1,600 SF
UNIT 4:	1,600 SF
LEASE RATE:	\$12.75/SF net per annum
ADDITIONAL RENT:	\$3.00/SF per annum (estimated 2021)
AVAILABILITY:	August 1, 2021



G = Grade Doors
D = Dock Doors

FOR LEASE

30941 PEARDONVILLE ROAD
ABBOTSFORD, BC



TRANSPORTATION & DRIVE TIMES



CONVENIENT
ACCESS TO
HIGHWAY #1



14 MIN ALDERGROVE
BORDER CROSSING
14 MIN SUMAS
BORDER CROSSING



5 MIN ABBOTSFORD
INTERNATIONAL AIRPORT
60 MIN VANCOUVER
INTERNATIONAL AIRPORT

FOR FURTHER INFORMATION CONTACT

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