

2200 IRON MILLS COURT

ABBOTSFORD, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WATCH VIDEO



INDUSTRIAL LAND **FOR LEASE OR BUILD TO SUIT**

2 TO 8.92 ACRES I-2 ZONED LAND

BUILD-TO-SUIT UP TO 160,161 SF

Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation

Senior Vice President | Industrial

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

Grant Basran

Associate Vice President | Industrial

D 604.630.3376 C 604.518.2188

grant.basran@lee-associates.com

Rajan Hundal

Associate | Industrial

D 604.630.3393 C 604.396.3840

rajan.hundal@lee-associates.com

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Opportunity

Lee & Associates is pleased to present the opportunity to lease up to 8.92 acres of industrial land or build-to-suit up to 160,161 sq ft of building area on 8.92 acres. The Landlord is prepared to lease demised portions of the Property from 2 acres and up. The Property has zoning in place, services at the lot line, and a building permit in process.

Situated in West Abbotsford, the Property is ideally positioned near the intersection of Iron Mills Court and Peardonville Road, the property benefits from excellent access to Highway 1, Mt Lehman Road, Fraser Highway, and South Fraser Way. It's location ensures convenient access to Abbotsford International Airport, the Sumas US Border Crossing, and the broader Fraser Valley and Metro Vancouver.

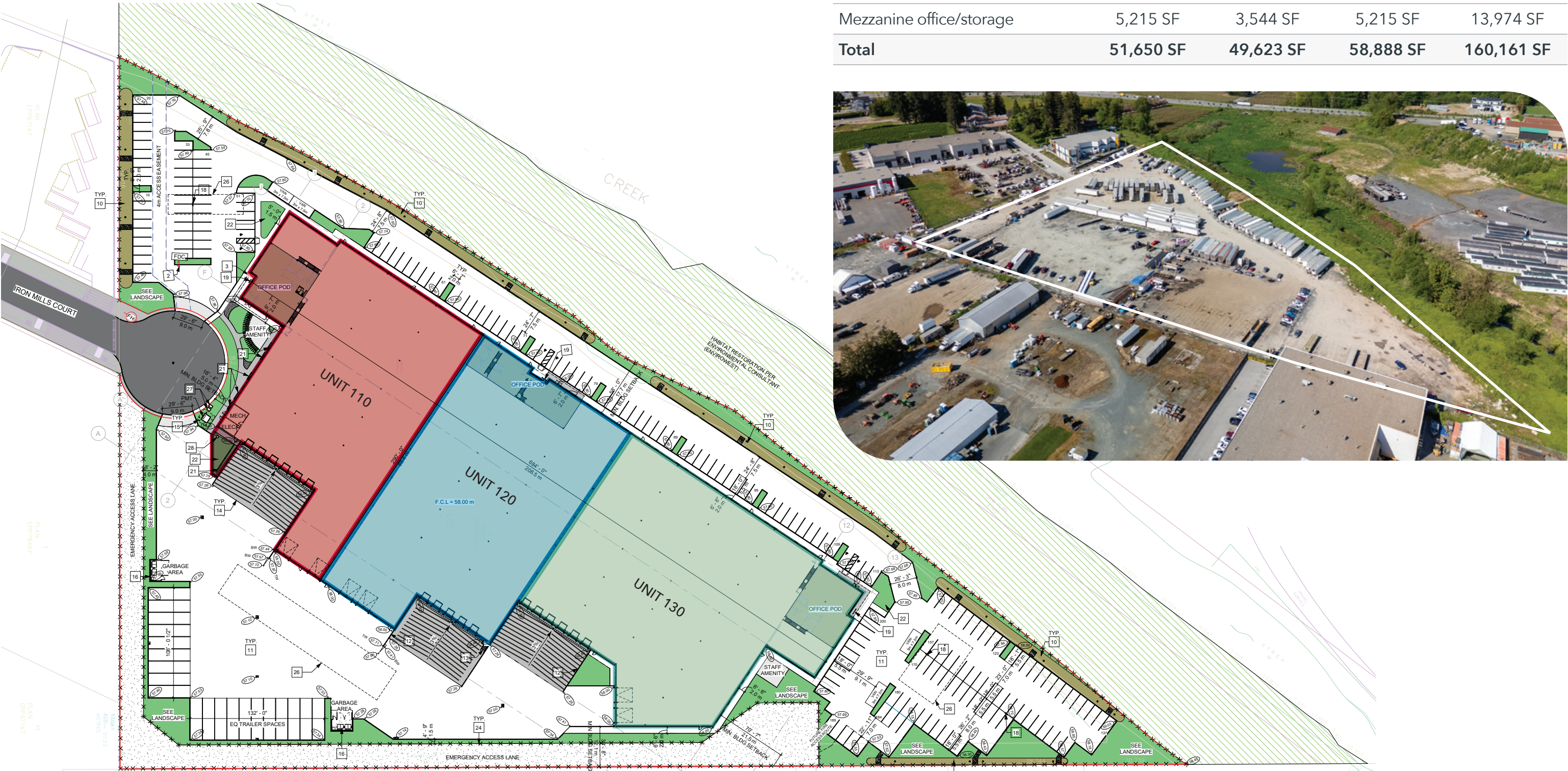
Property Features

- » Large 8.92-acre site with flexible configuration potential
- » Services at lot line
- » Building Permit in place for a 160,161 sq ft facility can be demised from 49,623 sq ft
- » Can be leased individually or with 2162 Peardonville Road for a combined ±12.82 acres
- » I2 (General Industrial Zoning) ([click to see bylaw](#)) supports a broad array of uses including outside storage, manufacturing, transportation & logistics and more.

Available Area	8.92 acres ~388,555 SF
Build-to-Suit	160,161 SF demised into three units (49,623 SF + 51,650 SF + 58,888 SF)
Monthly Basic Rent	Contact broker
Monthly Additional Rent (2025 Estimate)*	\$1.15 PSF + management fee *All leases will be triple net with tenant responsible for all utility costs and business related costs. Lease rates are quoted net of GST
Availability	Immediately



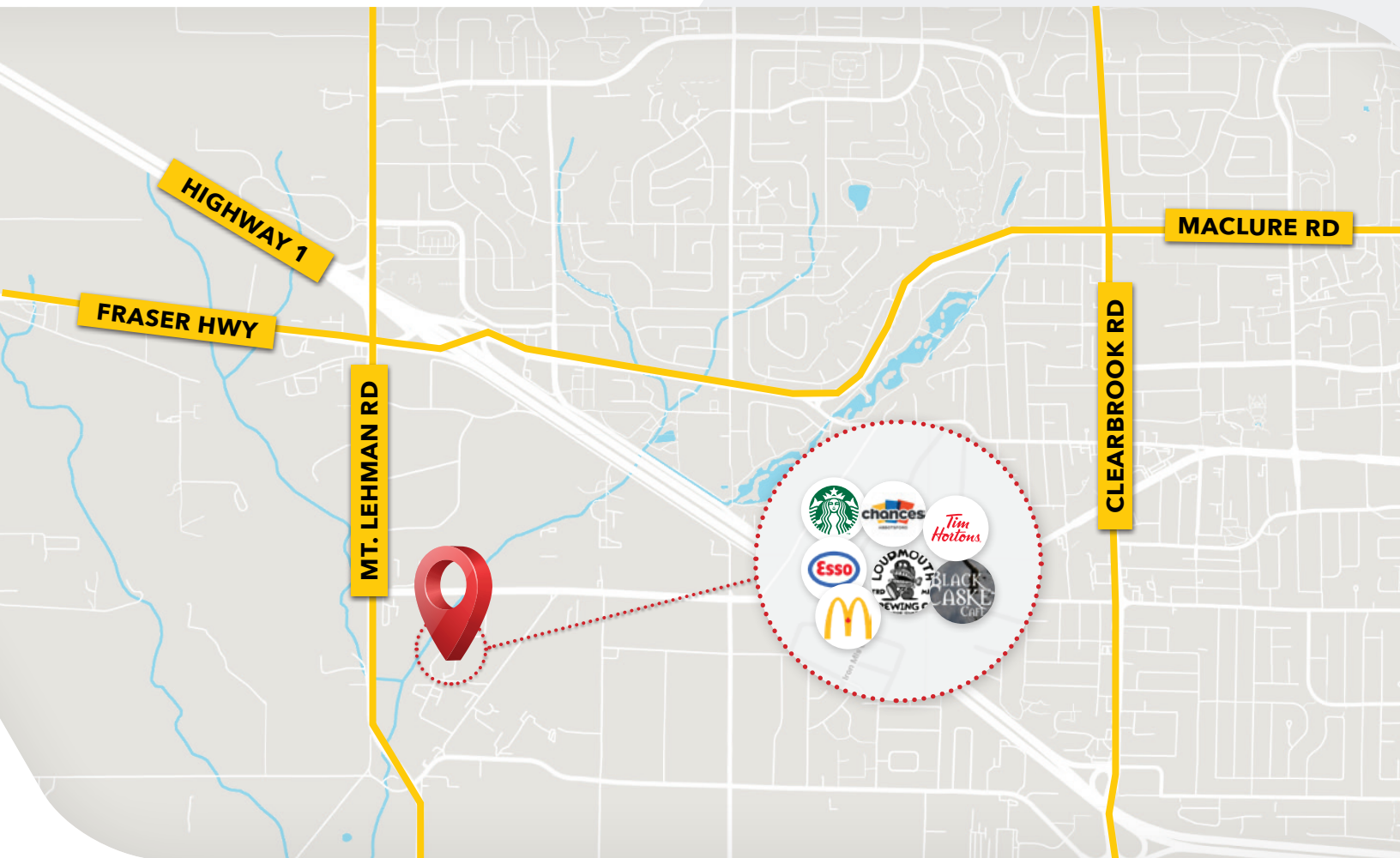
Site Plan & Unit Breakdown



	Unit 110	Unit 120	Unit 130	Total Building
Warehouse	42,995 SF	42,264 SF	50,233 SF	135,492 SF
Main floor office	3,440 SF	3,815 SF	3,440 SF	10,695 SF
Mezzanine office/storage	5,215 SF	3,544 SF	5,215 SF	13,974 SF
Total	51,650 SF	49,623 SF	58,888 SF	160,161 SF

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Drive Times



Fraser Highway
5 min | 2.6 km



Abbotsford Intl. Airport
5 min | 3.1 km



Trans-Canada Highway
5 min | 3.3 km



Highway 11
9 min | 9.4 km



Sumas Border Crossing
16 min | 12.9 km



Aldergrove Border Crossing
17 min | 13.1 km



Mission
18 min | 16.5 km



Highway 7
20 min | 18.1 km



Deltaport
55 min | 67.7 km

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