

2142 PEARDONVILLE ROAD
ABBOTSFORD, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL LAND **FOR SALE**

1.52 Acres I-2 Zoned Land

Located in West Abbotsford

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Opportunity

Lee & Associates is pleased to present the opportunity to purchase 1.52 acres of rectangular, serviced industrial land in West Abbotsford. With a tenant currently in place, this property provides short-term holding income and the potential for future owner-user occupancy or redevelopment.

This is an excellent opportunity for investors or growing industrial users looking to secure a foothold in a supply-constrained industrial market. The property can be purchased individually or in conjunction with 2162 Peardonville Road (3.90 acres), creating a total combined holding of ±5.42 acres — ideal for users seeking immediately useable space, with the option to grow into overtime, while benefitting from existing rental income.

Situated along Peardonville Road with excellent visibility and direct access, the site connects seamlessly to major transportation corridors including Highway 1, Mt Lehman Road, Fraser Highway, and South Fraser Way. Its strategic location ensures accessibility to the Abbotsford International Airport, the Sumas US Border Crossing, and communities throughout the Fraser Valley and Metro Vancouver.

More information is available upon execution of a Confidentiality Agreement (CA).

Property Features

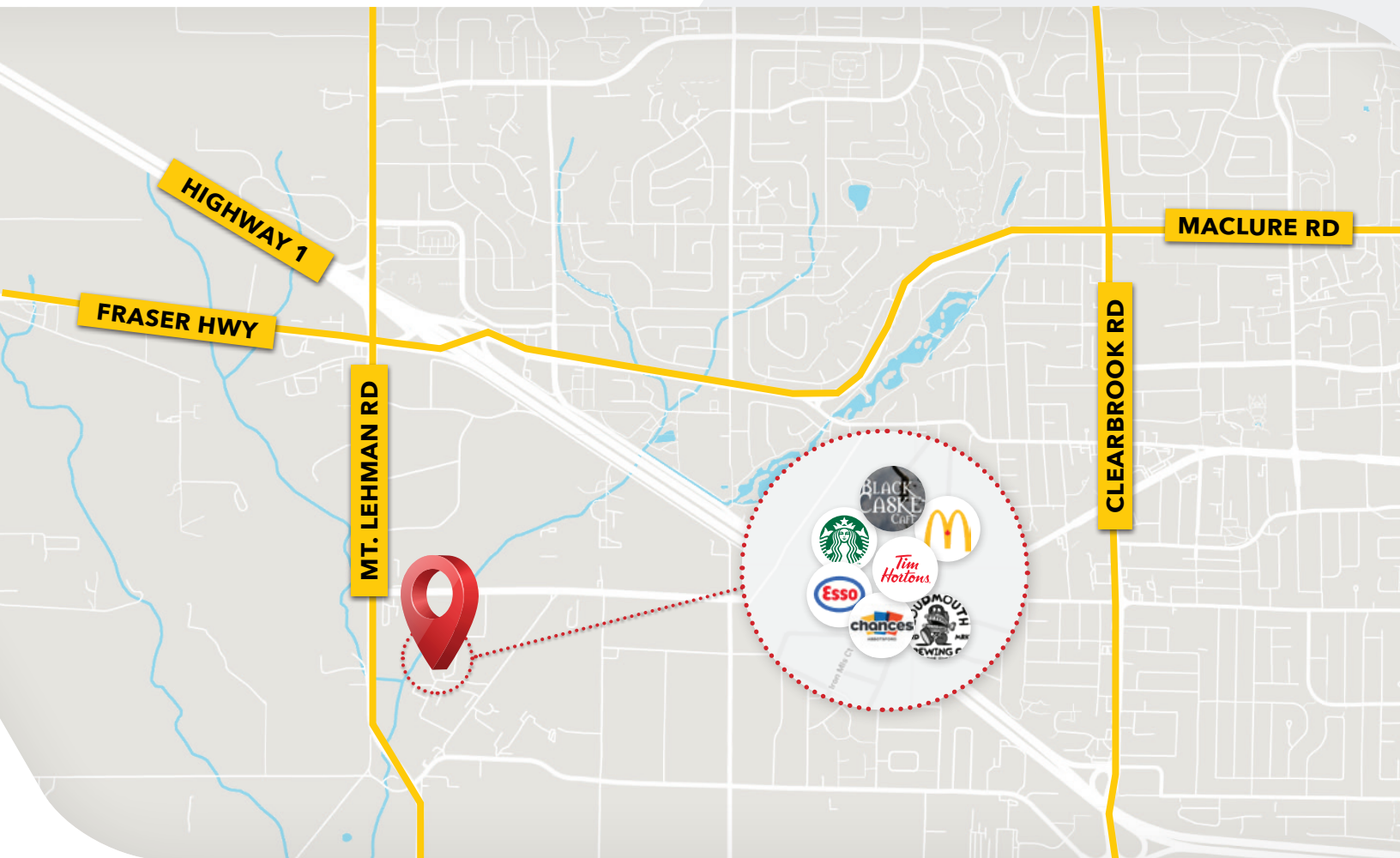
- » Efficient 1.52-acre rectangular parcel
- » Can be purchased individually or with 2162 Peardonville Road for a combined ±5.42 acres
- » Ideal for owner-users seeking room to expand over time
- » Zoned I2 (General Industrial) — permits a broad range of uses including manufacturing, logistics, transportation, and outside storage ([click to view bylaw](#))
- » Not located in the ALR

Available Area	±1.52 acres ~66,211 SF
NOI/Income	Available upon signed CA
PID	029-436-737
Legal Description	Lot 3 Section 13 Township 13 New Westminster District Plan EPP38554
Assessed Value	\$7,144,000 (2025)
Property Taxes	\$77,069.35 (2024)
Asking Price	Contact broker
Occupancy	Leased until December 31 st , 2027



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Drive Times



Fraser Highway
4 min | 2.5 km



Abbotsford Intl. Airport
4 min | 2.7 km



Trans-Canada Highway
4 min | 3.2 km



Highway 11
12 min | 8.5 km



Sumas Border Crossing
14 min | 12.5 km



Aldergrove Border Crossing
15 min | 12.7 km



Mission
19 min | 16.2 km



Highway 7
21 min | 17.9 km



Deltaport
57 min | 67.4 km

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