

**FOR SALE | INDUSTRIAL
(101 & 2) 31060 PEARDONVILLE ROAD
ABBOTSFORD, BC**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- **Two (2) End-Cap Industrial Strata Units**
- **4,992 SF Available**

Opportunity

Prominent end-cap units with excellent exposure along Peardonville Road, centrally located in the heart of Abbotsford. The property is well suited for food production or processing operations and offers quick access to Highway 1 via Fraser Highway/Mount Lehman Road or the Clearbrook Road interchange. Abbotsford International Airport is just minutes away, providing added convenience for distribution and logistics.

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Features

- Sprinklered
- Male and female washrooms
- 12' to 16' ceilings
- Two (2) grade loading doors (12' X 14')
 - One (1) grade door currently closed off
- Kitchenette

Legal Description

STRATALOT1 & 2 SECTION 13 TOWNSHIP 13 NEWWESTMINSTER
DISTRICT STRATA PLAN LMS3116
PID: 024-056-669 & 024-056-677

Zoning

I2 - General Industrial Zone ([click to view bylaw](#))



Available Space

Ground Floor	3,892 SF
Second Floor Office	1,100 SF
Total	4,992 SF

Strata Fees

TBD

Property Taxes

\$16,698.67 (2025)

Asking Price

\$1,999,000

Availability

Upon closing



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