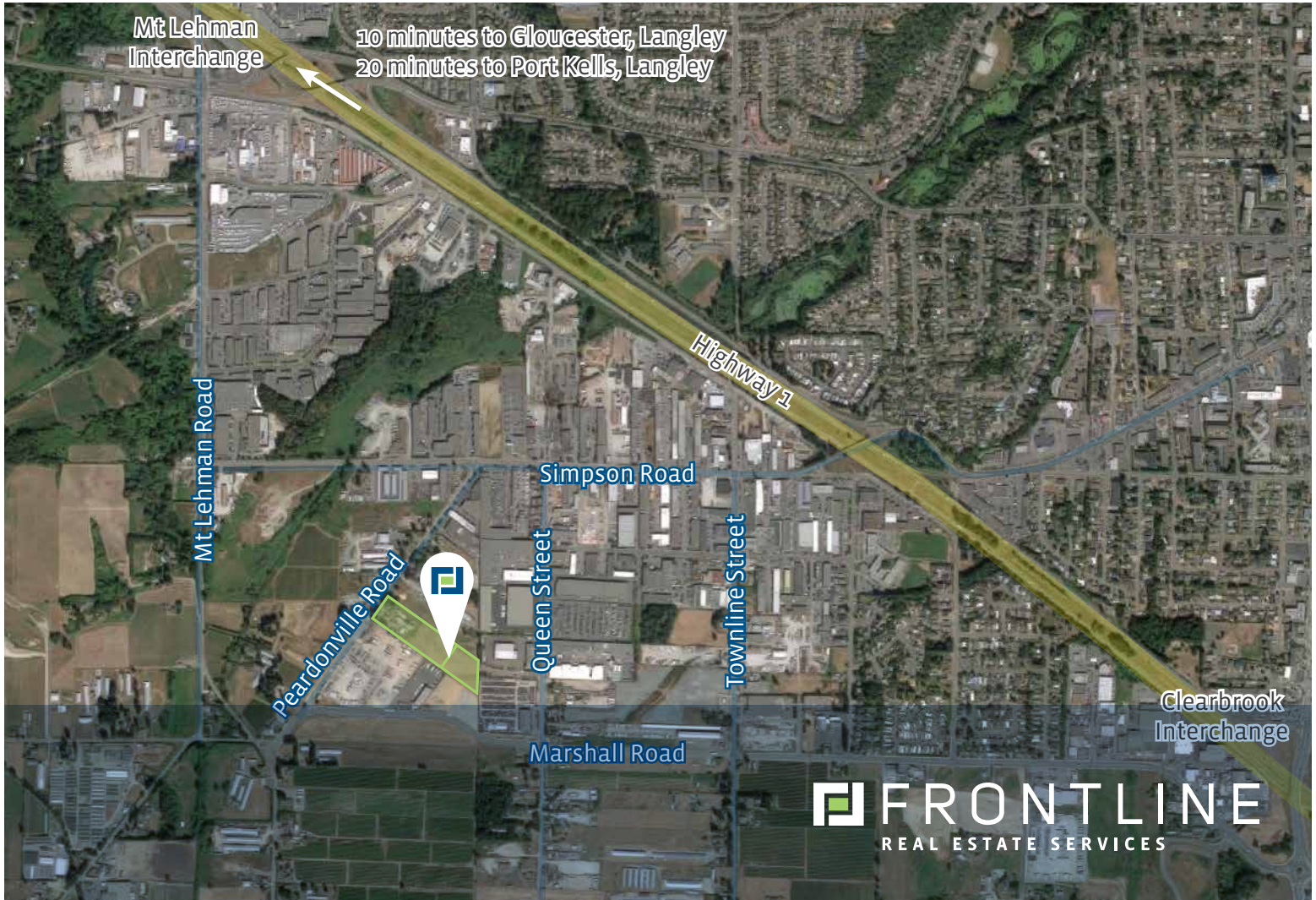


# FOR SALE

2 CONTIGUOUS INDUSTRIAL DEVELOPMENT SITES

2208 Peardonville Road  
Abbotsford, BC



LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- Two contiguous industrial development sites
- 1.94 acre - 6.94 acre (net usable) options available
- Excellent access to major routes including Highway 1
- Asking price: \$1,200,000/acre

*For more information*  
PLEASE CONTACT:

Todd Bohn  
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todd@FLRE.ca

Kyle Dodman  
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## OPPORTUNITY

The opportunity to purchase 1.94 - 6.94 acres (net usable) of industrial land in Abbotsford's Peardonville industrial area. The properties are being sold as rezoned, serviced and development ready sites, which would allow the purchaser to start construction as early as Summer 2017. The site is currently in the process of being rezoned to General Industrial Zone (I2) which accommodates a mix of light industrial uses and allows for outside storage.

## PROPERTY FEATURES

- Flexible lot sizes
- West parcel: 5 acres net usable
  - Access and frontage on Peardonville
- East parcel: 1.94 acres net usable
  - Access and frontage via future cul-de-sac off Queen Street
- Total: 6.94 acres usable
- Outside storage permitted
- Servicing in progress

## PROPERTY DOCUMENTATION

The following information is available upon request:

- Title
- Tree survey
- Topographic survey
- Geotechnical report
- Environmental
- Zoning - General Industrial Zone (I2)
- Potential subdivision plans

For access to the above documents please contact the listing agents.

## ASKING PRICE

5 acre west parcel: \$6,000,000 (\$1,200,000/acre)

1.94 acres east parcel: \$2,328,000 (\$1,200,000/acre)

Total (6.94 acres): \$8,328,000 (\$1,200,000/acre)

## SUBJECT PROPERTY - POTENTIAL SUBDIVISION PLAN



FOR MORE INFORMATION CALL 604.583.2500

# FOR SALE

2 CONTIGUOUS INDUSTRIAL DEVELOPMENT SITES

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## ZONING

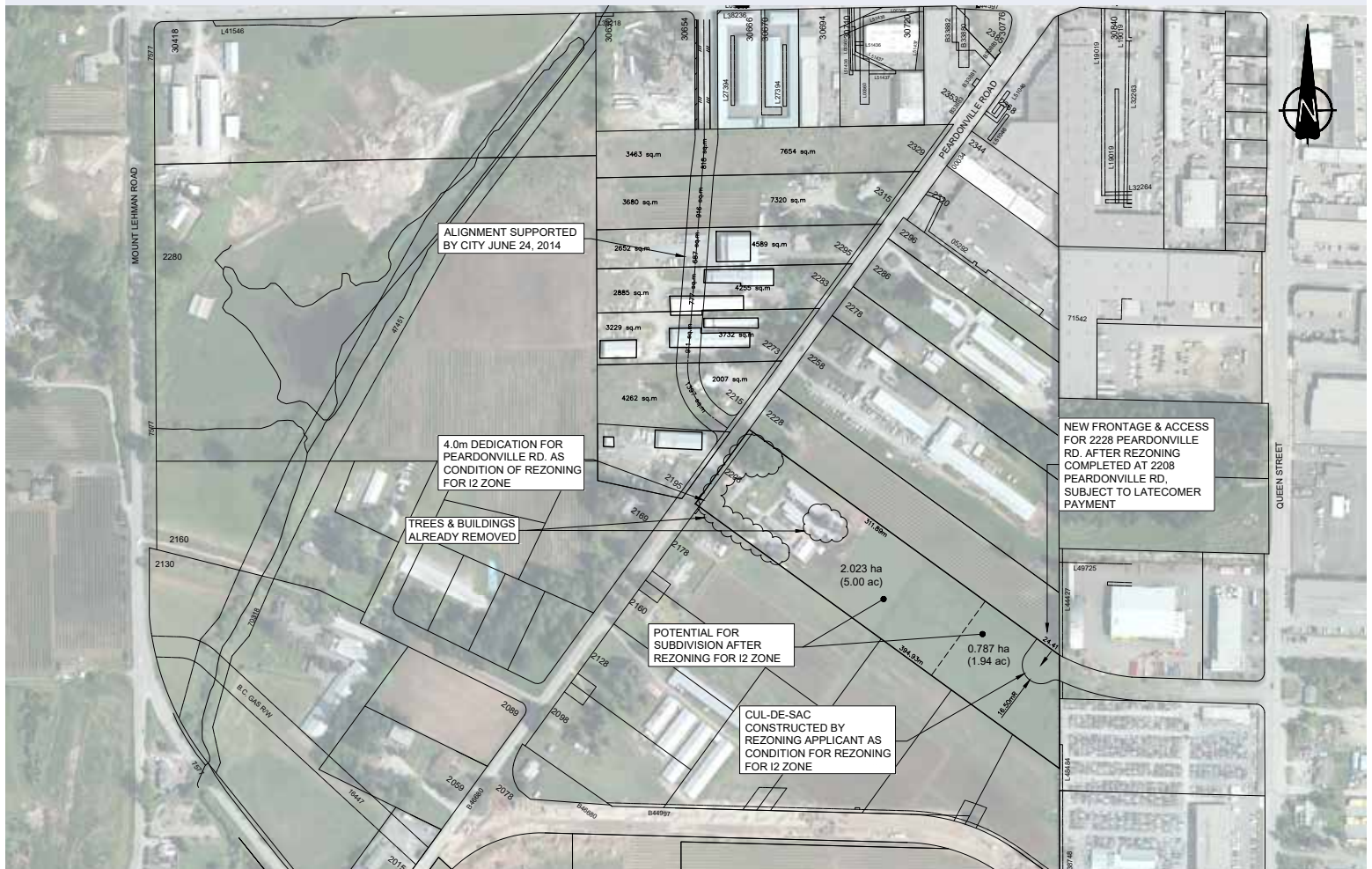
Currently being rezoned to General Industrial (I2) which accommodates a mix of light industrial uses including:

- Manufacturing
- Warehousing
- Building Supply
- Landscape Supply
- Automobile uses
- Commercial vehicle uses
- Courier and Delivery
- Printing Services
- Research and Development
- Mini Storage
- Brewery

## LOCATION

The subject property is located in the Peardonville Industrial area, one of three industrial areas in Abbotsford currently experiencing significant growth with new development set to occur surrounding the Abbotsford International Airport. The location provides quick access to major transportation routes. Highway 1, Fraser Highway and the Abbotsford International Airport are all minutes away from the property. The Sumas border crossing is conveniently located 15 minutes east.

## POTENTIAL SUBDIVISION PLAN



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 **FRONTLINE**  
REAL ESTATE SERVICES

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