

FOR SALE

SERVICED LOTS IN NEW INDUSTRIAL SUBDIVISION

2170 & 2190
Iron Mills Court
Abbotsford, BC



LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- Up to 2.09 acres available
- Serviced and rezoned to I2 (General Industrial)
- Registered building schemes and design guidelines
- Excellent access to Highway 1

For more information
PLEASE CONTACT:

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OPPORTUNITY

The opportunity to purchase a zoned and serviced lot in a new industrial subdivision in Abbotsford's Peardonville industrial area. The properties are being sold fully serviced and zoned. Please contact listing agents for design guidelines and building requirements.

AVAILABILITY

Address	Size
2190 Iron Mills Court	1.08 acres
2170 Iron Mills Court	1.01 acres
2190 - 2170 Iron Mills Court (combined)	2.09 acres

ASKING PRICE

\$1,200,000 per acre (excluding DCCs)

PROPERTY DOCUMENTATION

The following information is available upon request:

- Subdivision plan
- Geotechnical report – May 2016
- Design guidelines
- Civil drawings
- Landscaping drawings
- Title search
- I2 zoning

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

SUBDIVISION MAP

For illustrative purposes only
All measurements are approximate



FOR MORE INFORMATION CALL 604.583.2500

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ZONING

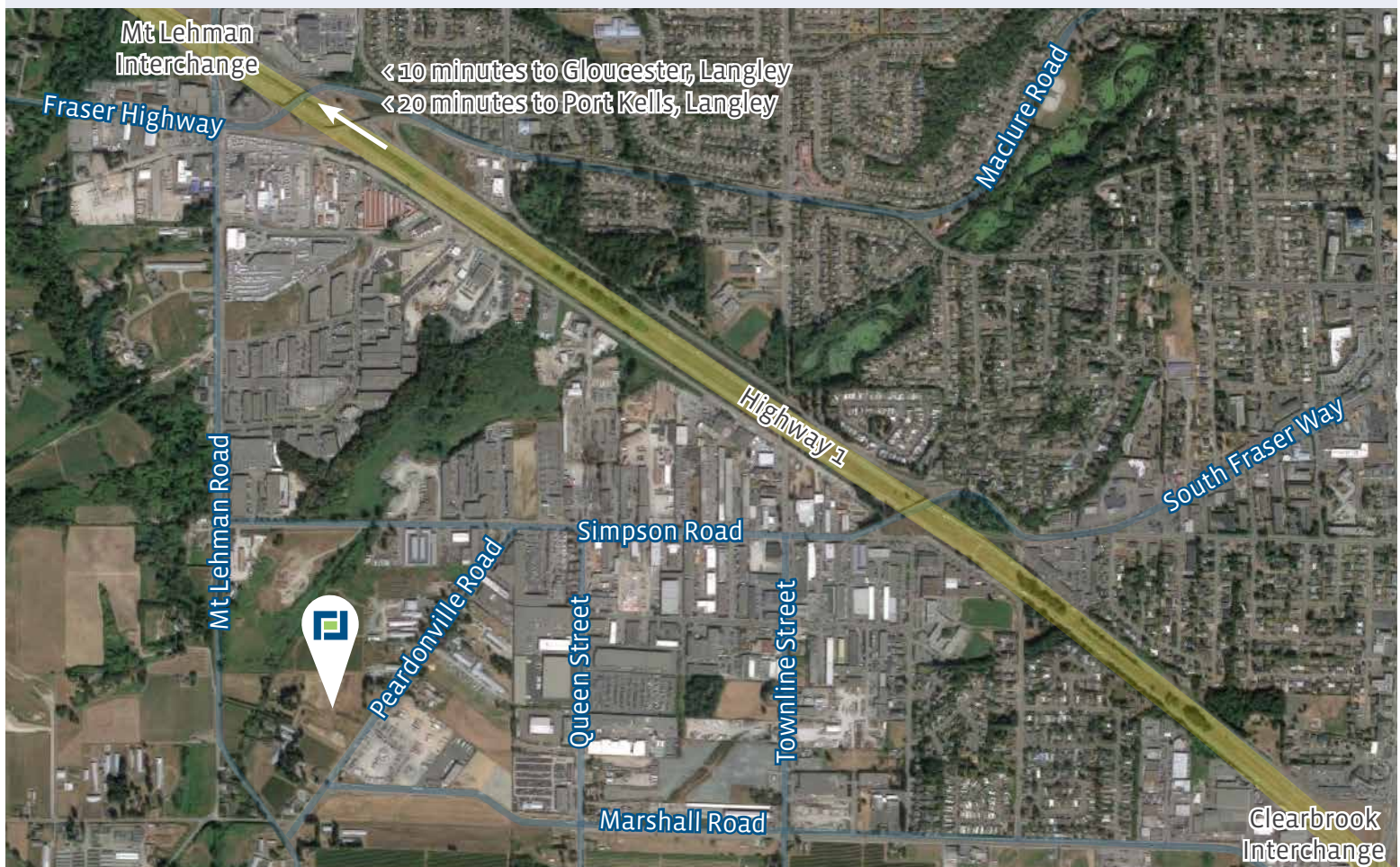
The site is currently being rezoned to General Industrial (I2) which accommodates a mix of light industrial uses and allows for **outside storage**. Permitted uses include:

- 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, which is experiencing significant growth with new development occurring 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. The Sumas border crossing is conveniently located 15 minutes southeast. Planned improvements to the area, including the widening of Mt. Lehman Road and the Marshall Road Alignment, will improve access further.

LOCATION MAP



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