



RIVERSIDE ROAD

BUSINESS PARK

FOR SALE

1525 RIVERSIDE ROAD, ABBOTSFORD



**Brand-new 15,012 sf freehold (non-strata)
building on 0.86 acres, featuring heavy
power and a prime industrial location**



CEDAR COAST

**AVISON
YOUNG**

A rare opportunity to own the final freestanding building at Cedar Coast's Riverside Road Business Park

OPPORTUNITY

Introducing **Building D at Riverside Road Business Park** – a prime industrial space in Abbotsford's newest development. Developed by Cedar Coast and built by Orion Construction, this 15,012 sf facility boasts three grade-level loading doors, outstanding visibility with direct exposure to Riverside Road, skylights for natural light, 26' clear ceilings, and ample industrial power supply with 800 amps at 600 volts provided. It also features a modern storefront with expansive glazing and a fully enclosed concrete mezzanine that offers flexible storage or office space. With its strategic location and innovative design, Building D is the ideal place for your business.



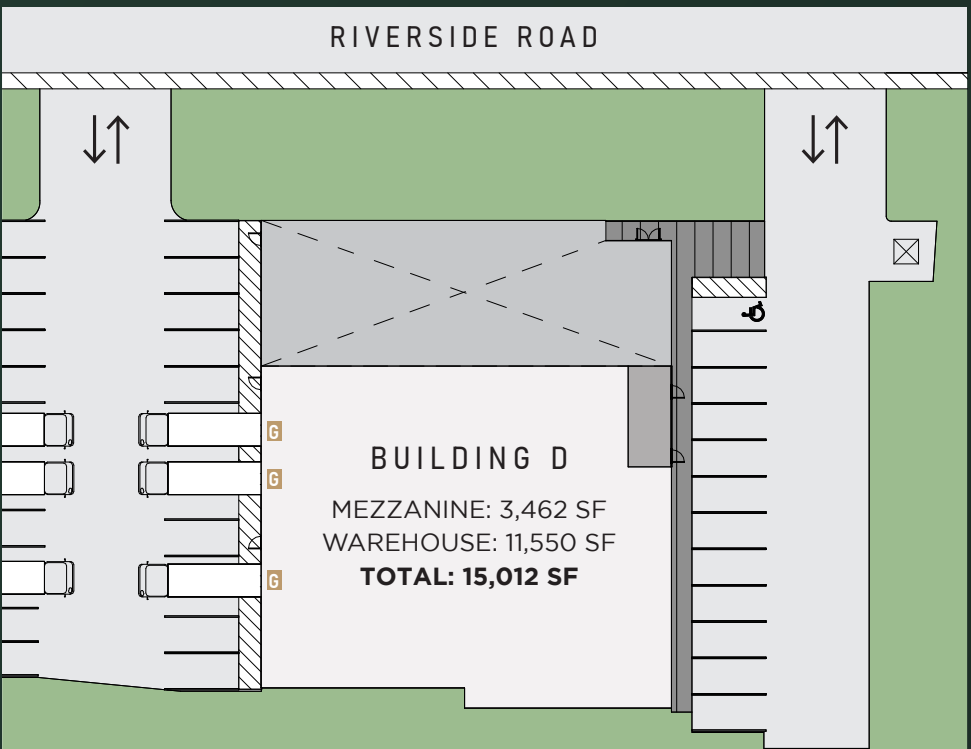
LOCATION

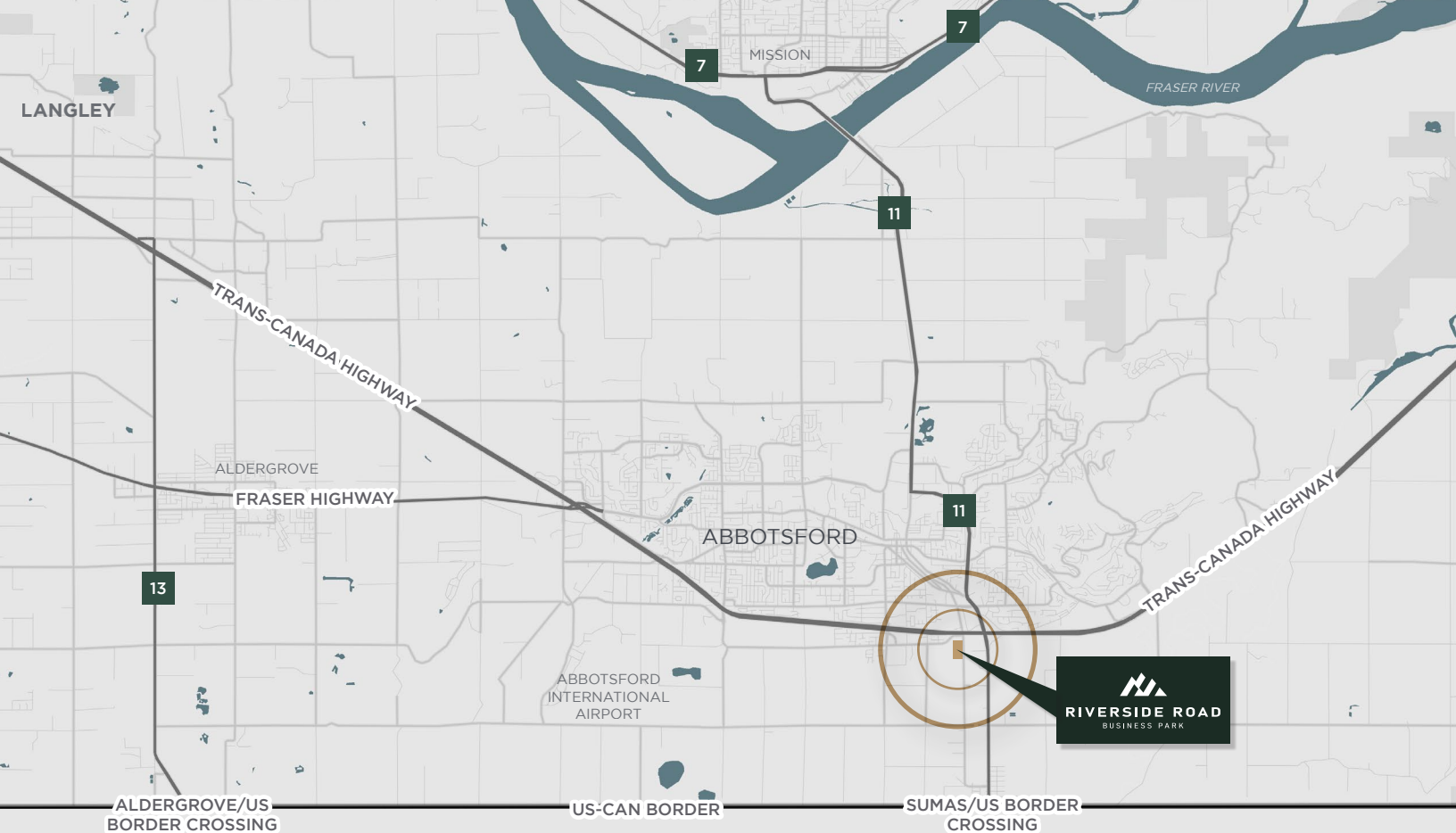
Conveniently located in east Abbotsford, **Riverside Road Business Park** offers a prime location just south of Highway 1 and west of Highway 11. This strategic positioning ensures effortless access to major arterial routes, Abbotsford International Airport, the Sumas/US Border Crossing, and neighbouring communities throughout the Fraser Valley.



BUILDING DETAILS

PID 032-305-141	ZONING I2 - General Industrial Zoning
LEGAL DESCRIPTION LOT 3 SECTION 10 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN EPP129076	CEILING HEIGHT Warehouse: 26' clear Mezzanine (fully-enclosed): 12'10" to underside of joist Ground floor (below mezzanine): 10'8" to underside of joist
SITE AREA 0.86 acres	FLOOR LOAD CAPACITY 500 lbs psf (warehouse)
CONSTRUCTION Insulated concrete tilt-up	LIGHTING High-efficiency LED fixtures
BUILDING SIZE Mezzanine: 3,462 sf Warehouse: 11,550 sf Total: 15,012 sf	HEATING Gas-fired unit heaters
LOADING Three (3) grade loading doors (12' x 14')	SPRINKLERS ESFR sprinklers
PARKING Twenty (20) stalls	AVAILABILITY Ready for occupancy
POWER 800 amps / 600 volts provided	ASKING PRICE \$6,530,220 (\$435 psf)





DRIVE TIMES

Highway 11	1 min	Highway 17 (South Fraser Perimeter Road)	30 min
Highway 1	1 min	Downtown Vancouver	1 hour
Sumas/US Border Crossing	5 min	Vancouver International Airport	1 hour
Abbotsford International Airport	9 min	Kamloops	2.75 hours
Fraser Highway	10 min	Kelowna	3.25 hours
Highway 7	15 min		

CONTACT US FOR MORE INFORMATION

RIVERSIDEROADBUSINESSPARK.COM

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CEDAR COAST



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