



**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

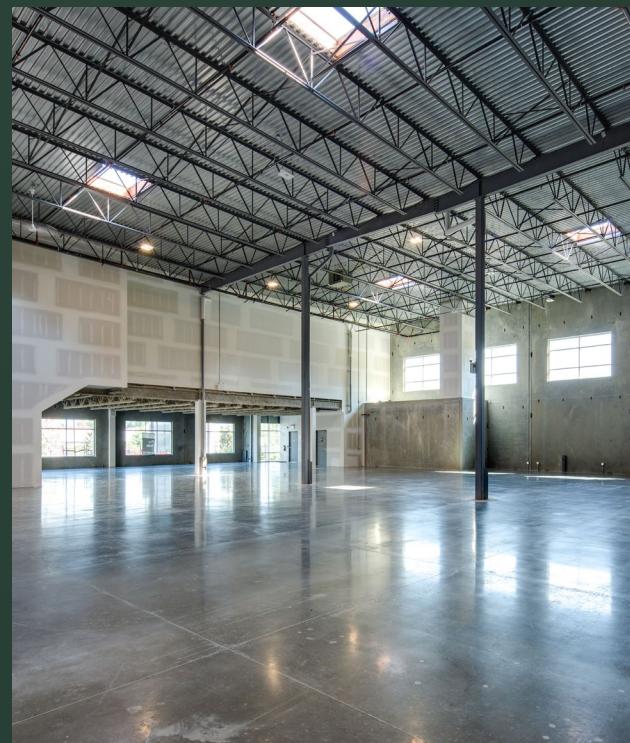
## OPPORTUNITY

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

### LEGAL DESCRIPTION

LOT 3 SECTION 10 TOWNSHIP 16  
NEW WESTMINSTER DISTRICT  
PLAN EPP129076

### SITE AREA

0.86 acres

### CONSTRUCTION

Insulated concrete tilt-up

### BUILDING SIZE

**Mezzanine:** 3,462 sf

**Warehouse:** 11,550 sf

**Total:** 15,012 sf

### LOADING

Three (3) grade loading doors  
(12' x 14')

### PARKING

Twenty (20) stalls

### POWER

800 amps / 600 volts provided

### ZONING

I2 - General Industrial Zoning

### CEILING HEIGHT

**Warehouse:** 26' clear

**Mezzanine (fully-enclosed):**

12'10" to underside of joist

**Ground floor (below mezzanine):**

10'8" to underside of joist

### FLOOR LOAD CAPACITY

500 lbs psf (warehouse)

### LIGHTING

High-efficiency LED fixtures

### HEATING

Gas-fired unit heaters

### SPRINKLERS

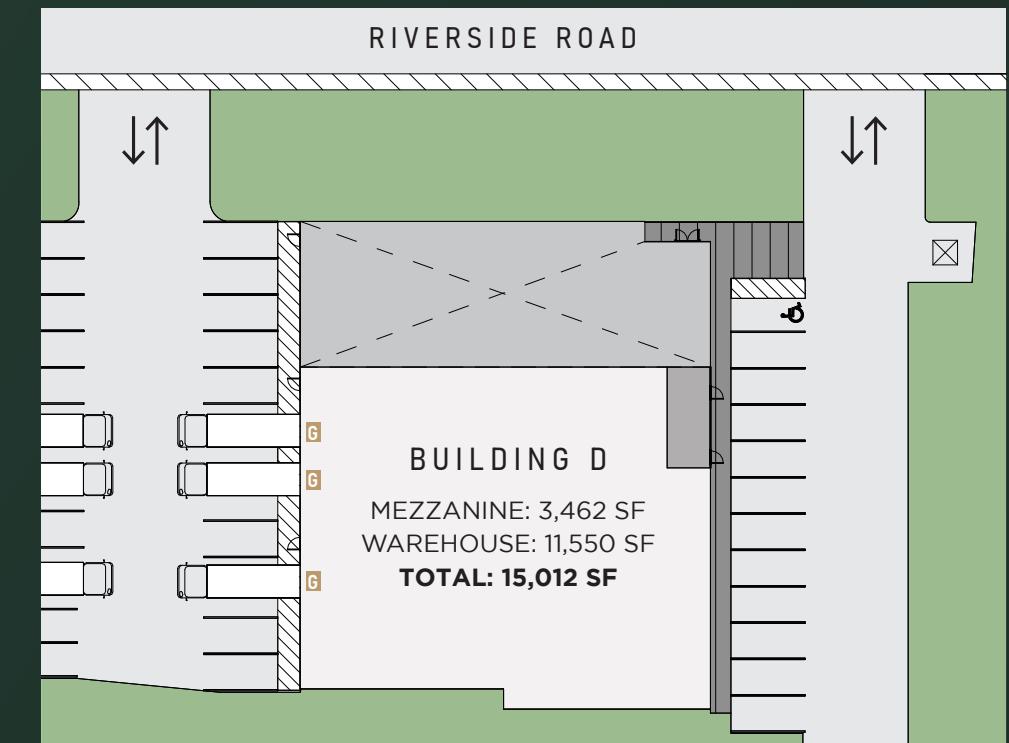
ESFR sprinklers

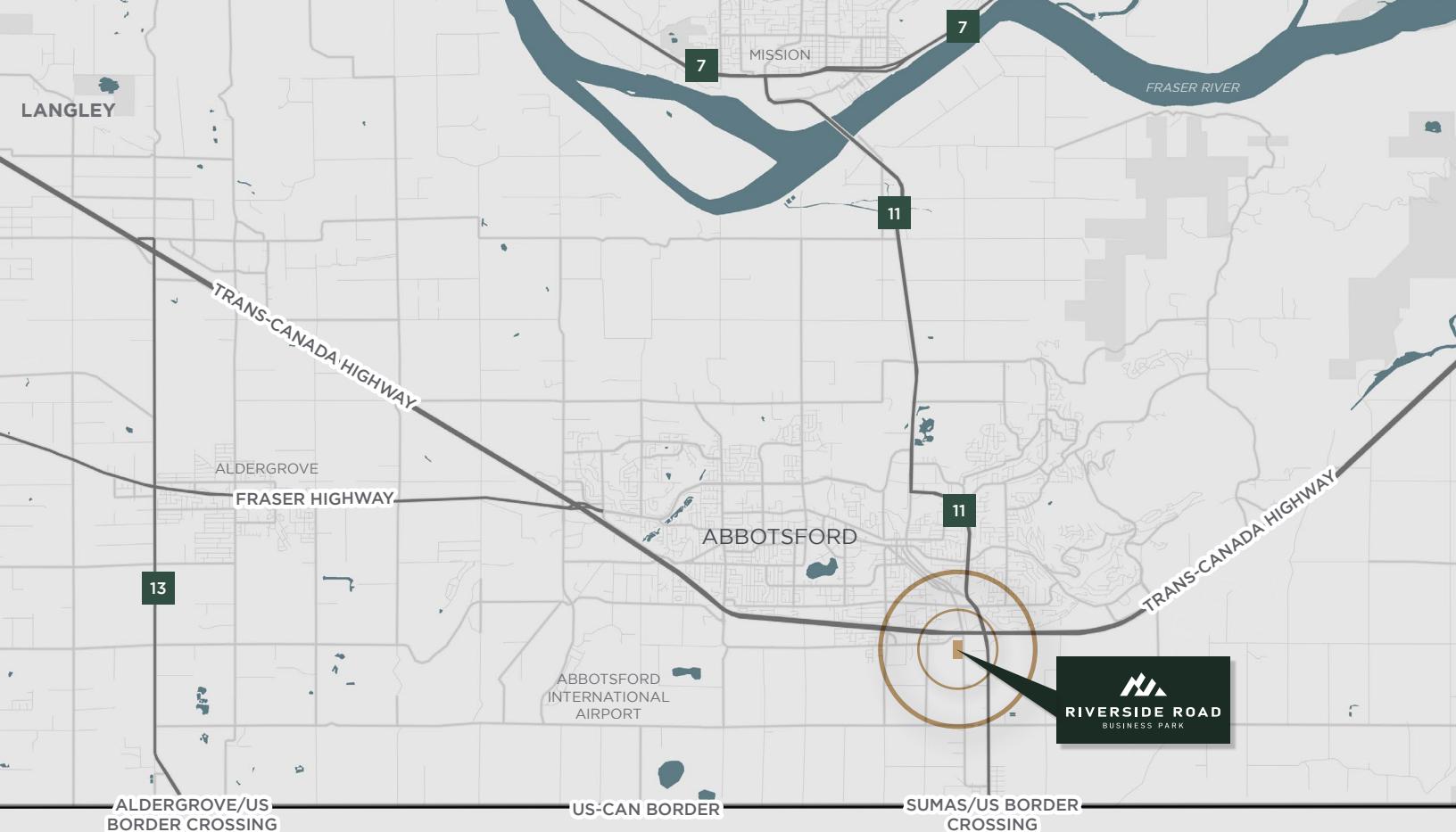
### AVAILABILITY

Ready for occupancy

### 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

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