



RIVERSIDE ROAD

BUSINESS PARK

FOR SALE

1471 RIVERSIDE ROAD, ABBOTSFORD



Brand-new, move-in-ready small-bay industrial strata units offering flexible sizes from 2,756 SF up to 19,343 SF at Riverside Road Business Park.



CEDAR COAST

**AVISON
YOUNG**

BUILDING DETAILS

CONSTRUCTION

Insulated concrete tilt-up

ZONING

I2 - General Industrial

LOADING

One (1) or two (2) grade-level loading doors per unit (12' x 14')

PARKING

Four (4) to ten (10) stalls per unit

POWER

100 - 200 amps per unit, 600 volt, 3 phase power supply

FLOOR LOAD CAPACITY

Warehouse: 500 lbs psf

Mezzanine: 100 lbs psf

CEILING HEIGHT

Warehouse: 26' clear

Ground floor (below mezzanine):

10'8" to underside of joist

Mezzanine (fully enclosed): 12'10" to underside of joist

LIGHTING

High-efficiency LED fixtures

HEATING

Gas-fired unit heaters

SPRINKLERS

ESFR sprinklers

AVAILABILITY

Immediate

OPPORTUNITY

Introducing **1471 Riverside Road at Riverside Road Business Park** — prime small-bay industrial strata units in Abbotsford's newest industrial development. Developed by Cedar Coast and constructed by Orion Construction, this building offers exceptional features, a variety of unit sizes, and the latest specifications to suit your business needs.

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 neighboring communities throughout the Fraser Valley.

KEY FEATURES



Units range from 2,756 SF - 8,038 SF, with opportunity to combine available units for a larger contiguous space



Excellent visibility with direct exposure to Riverside Road, providing optimal signage and corporate branding opportunities



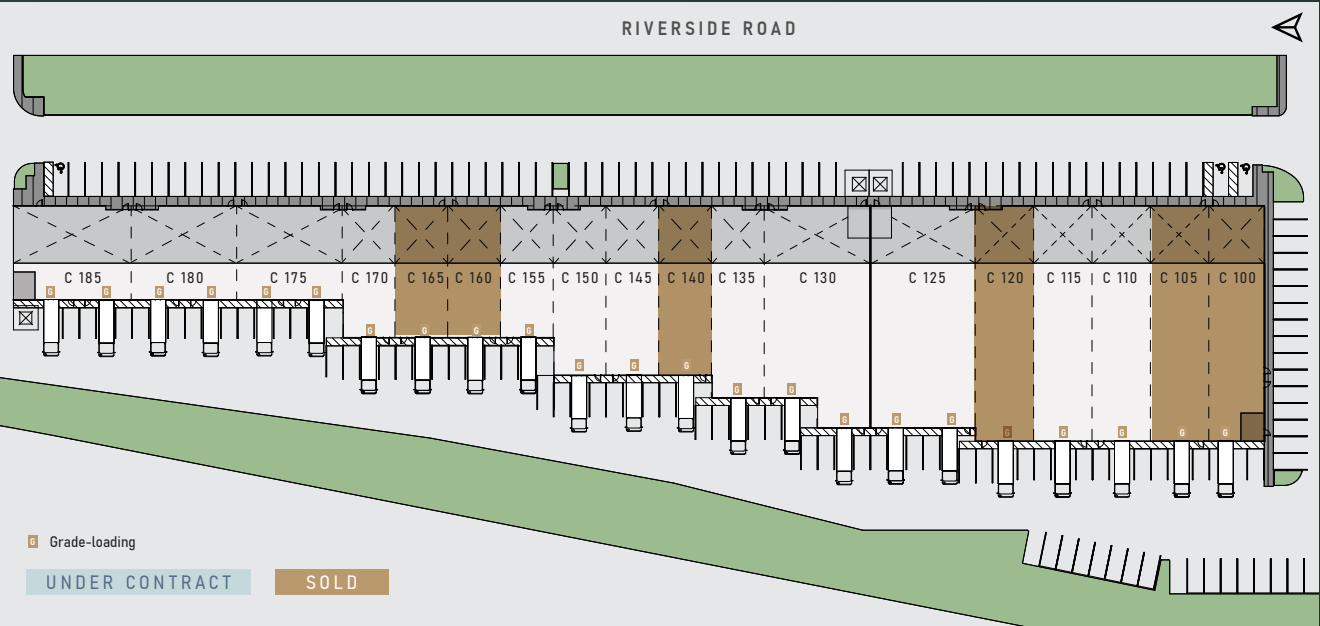
Skylights (6' x 6') for abundant natural light



Modern storefronts with extensive glazing



Fully enclosed concrete mezzanines, providing flexible office or storage space

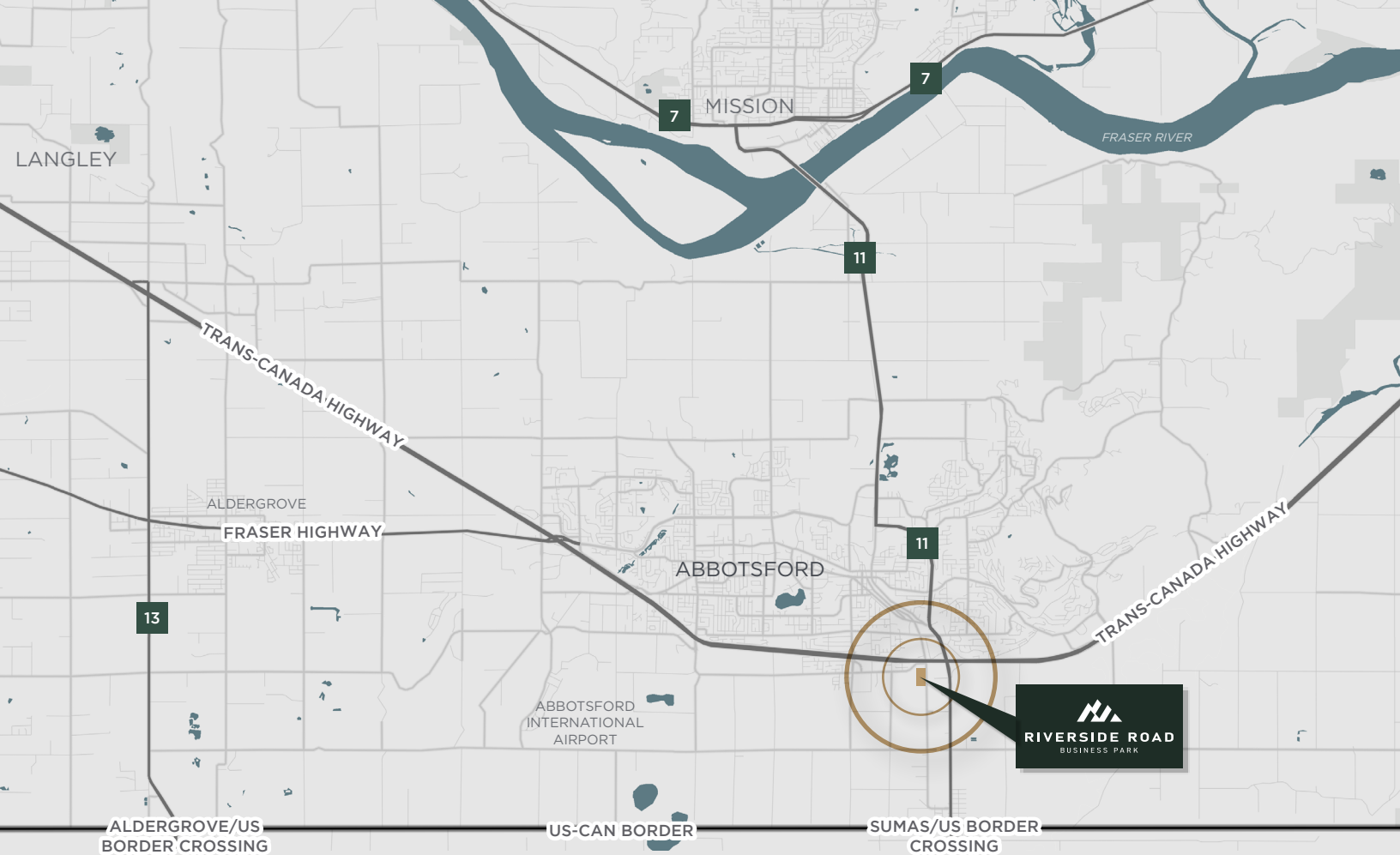


CURRENT AVAILABILITY

| UNIT | WAREHOUSE SF | MEZZANINE SF | TOTAL SF | PARKING | LOADING | PRICE | PRICE PSF |
|------|--------------|--------------|----------|---------|---------|-------------|-----------|
| 100 | 3,448 | 882 | 4,329 | 6 | 1G | SOLD | |
| 105 | 3,875 | 943 | 4,818 | 6 | 1G | SOLD | |
| 110 | 3,875 | 943 | 4,818 | 6 | 1G | \$2,095,830 | \$435 PSF |
| 115 | 3,875 | 943 | 4,818 | 6 | 1G | \$2,095,830 | \$435 PSF |
| 120 | 3,875 | 915 | 4,762 | 6 | 1G | SOLD | |
| 125 | 6,364 | 1,675 | 8,038 | 10 | 2G | \$3,496,965 | \$435 PSF |
| 130 | 5,919 | 1,703 | 7,622 | 10 | 2G | \$3,315,570 | \$435 PSF |
| 135 | 2,832 | 851 | 3,683 | 5 | 1G | \$1,602,105 | \$435 PSF |
| 140 | 2,520 | 851 | 3,371 | 5 | 1G | SOLD | |
| 145 | 2,520 | 851 | 3,371 | 5 | 1G | \$1,500,095 | \$445 PSF |
| 150 | 2,492 | 823 | 3,315 | 5 | 1G | \$1,475,175 | \$445 PSF |
| 155 | 1,932 | 823 | 2,756 | 4 | 1G | \$1,225,975 | \$445 PSF |
| 160 | 1,960 | 851 | 2,812 | 4 | 1G | SOLD | |
| 165 | 1,960 | 851 | 2,812 | 4 | 1G | SOLD | |
| 170 | 1,936 | 851 | 2,788 | 4 | 1G | \$1,240,660 | \$445 PSF |
| 175 | 2,776 | 1,704 | 4,480 | 7 | 2G | \$1,948,800 | \$435 PSF |
| 180 | 2,772 | 1,676 | 4,448 | 7 | 2G | \$1,934,880 | \$435 PSF |
| 185 | 2,945 | 1,888 | 4,833 | 8 | 2G | \$2,223,180 | \$460 PSF |



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DRIVE TIMES

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

CONTACT US FOR MORE INFORMATION

RIVERSIDEROADBUSINESSPARK.COM

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