

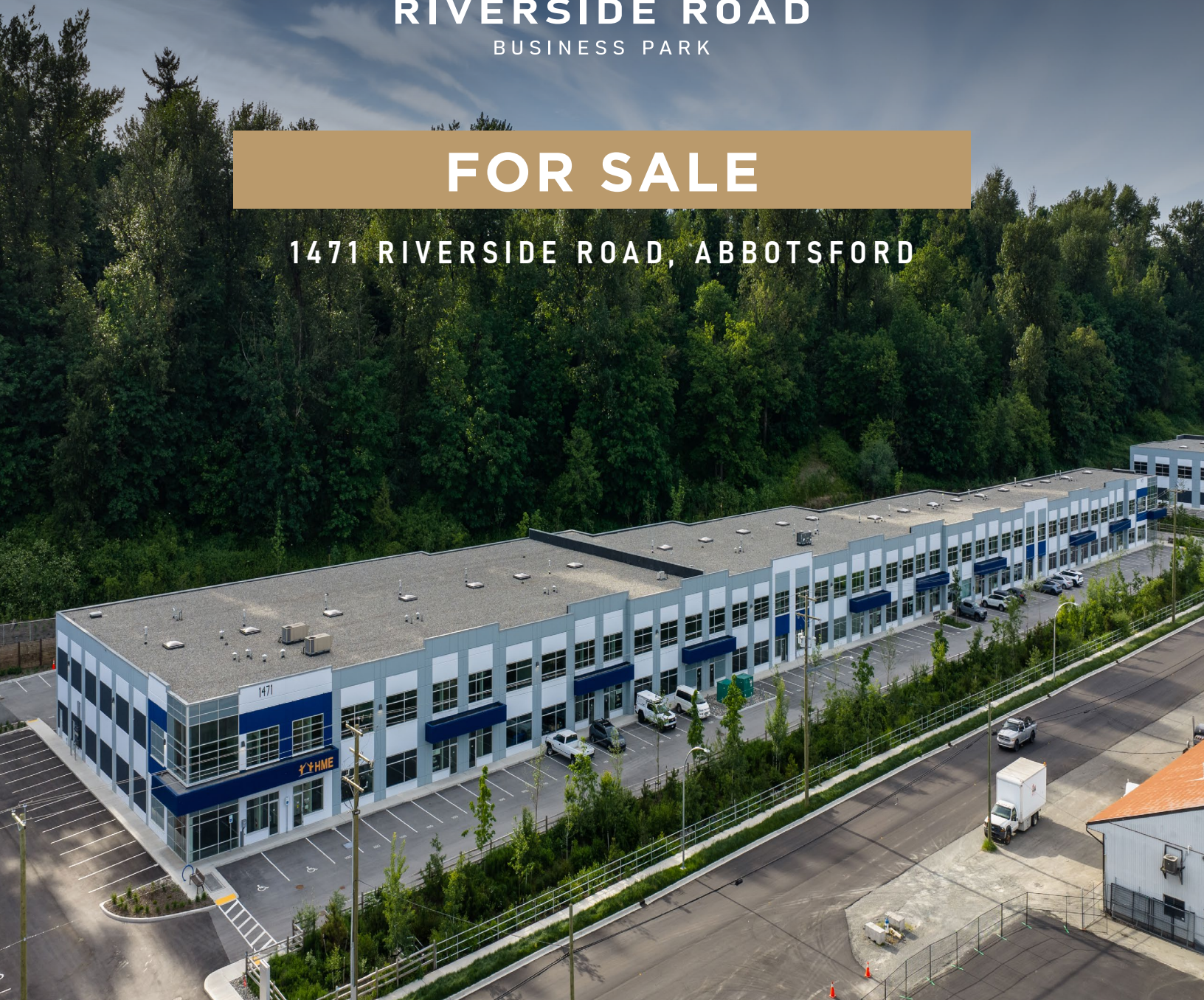


RIVERSIDE ROAD

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



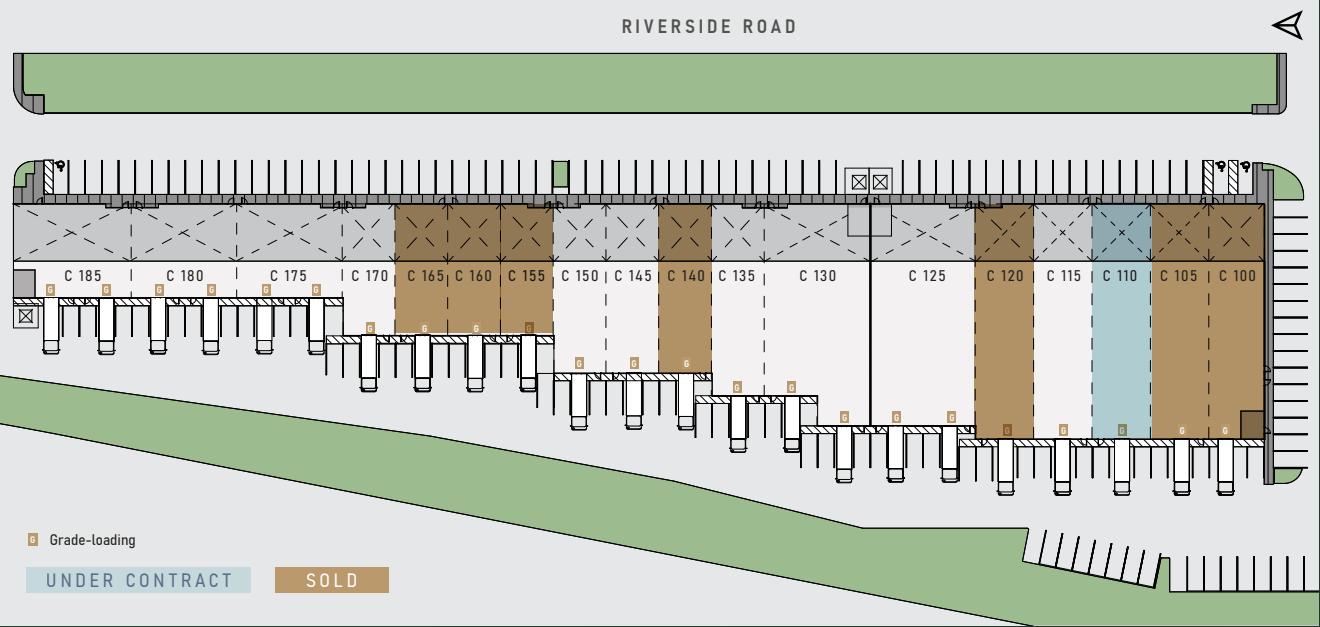
Skylights (6' x 6') for abundant natural light



Modern storefronts with extensive glazing

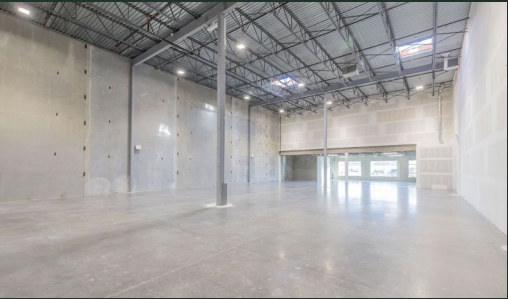


Fully enclosed concrete mezzanines, providing flexible office or storage space

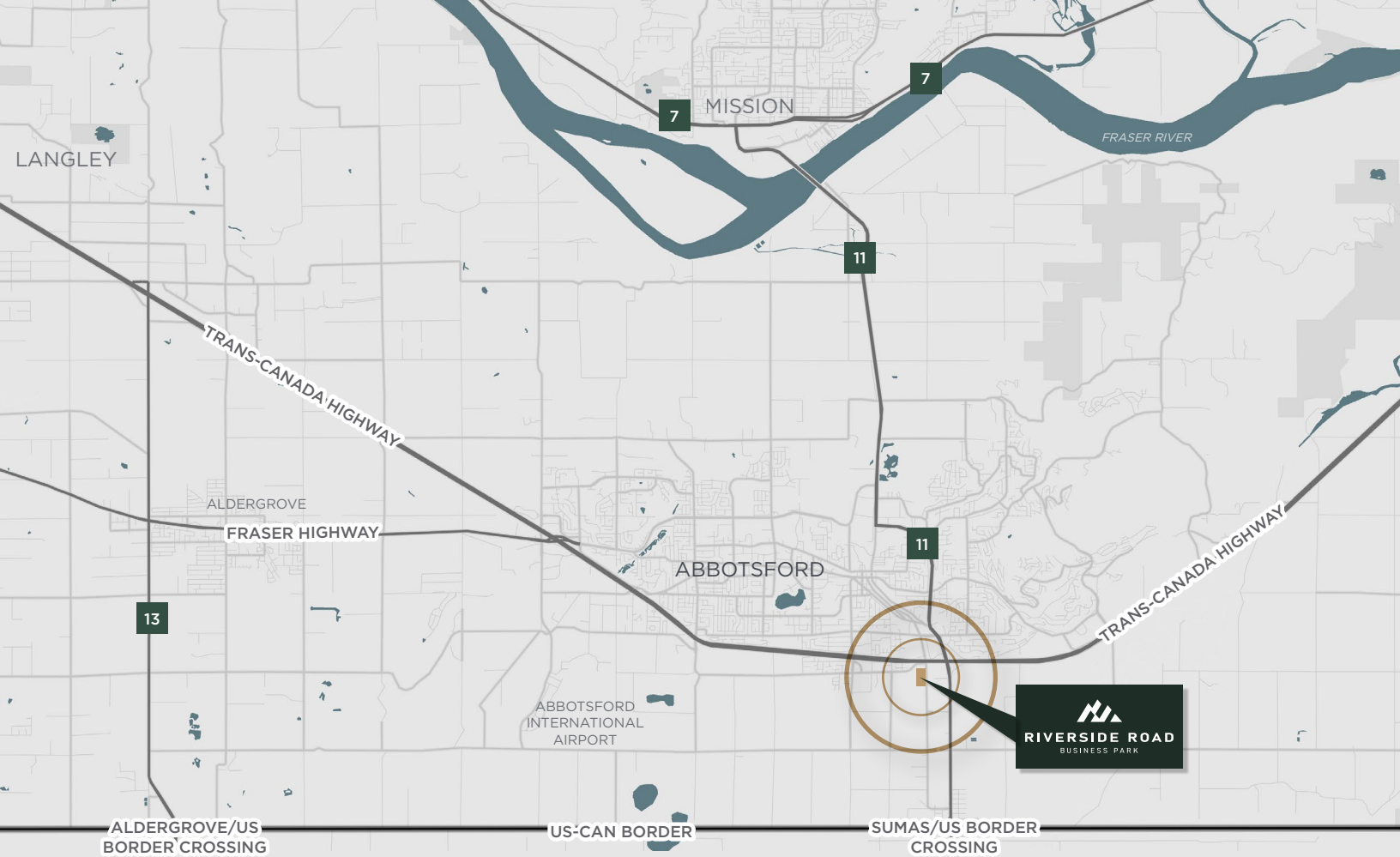


CURRENT AVAILABILITY

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	UNDER CONTRACT	
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	SOLD	
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

Michael Farrell*, Principal

604 646 8388
michael.farrell@avisonyoung.com

**Michael Farrell Personal Real Estate Corporation*

Joe Lehman*, Principal

604 757 4958
joe.lehman@avisonyoung.com

**Joe Lehman Personal Real Estate Corporation*

Avery Stuart, Associate, Brokerage Services

604 243 9526
avery.stuart@avisonyoung.com

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.com



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