RIVERSIDE ROAD
BUSINESS PARK

FOR SALE

1471 RIVERSIDE ROAD, ABBOTSFORD

Brand-new, move-in-ready small-bay industrial strata units offering flexible sizes from 2,788 SF up to 16,549 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

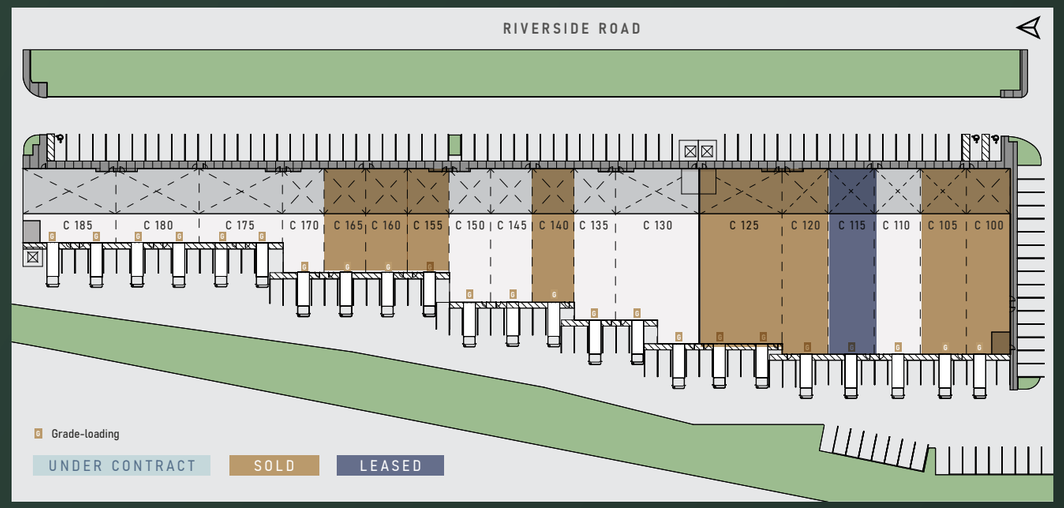
Introducing **1471 Riverside Road at Riverside Road Business Park** — prime small-bay industrial strata units in Abbotsford's newest industrial development. Developed by Cedar Coast and constructed by Orion Construction, this building offers exceptional features, a variety of unit sizes, and the latest 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 2,788 SF - 7,622 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	LEASED	
120	3,875	915	4,762	6	1G	SOLD	
125	6,364	1,675	8,038	10	2G	SOLD	
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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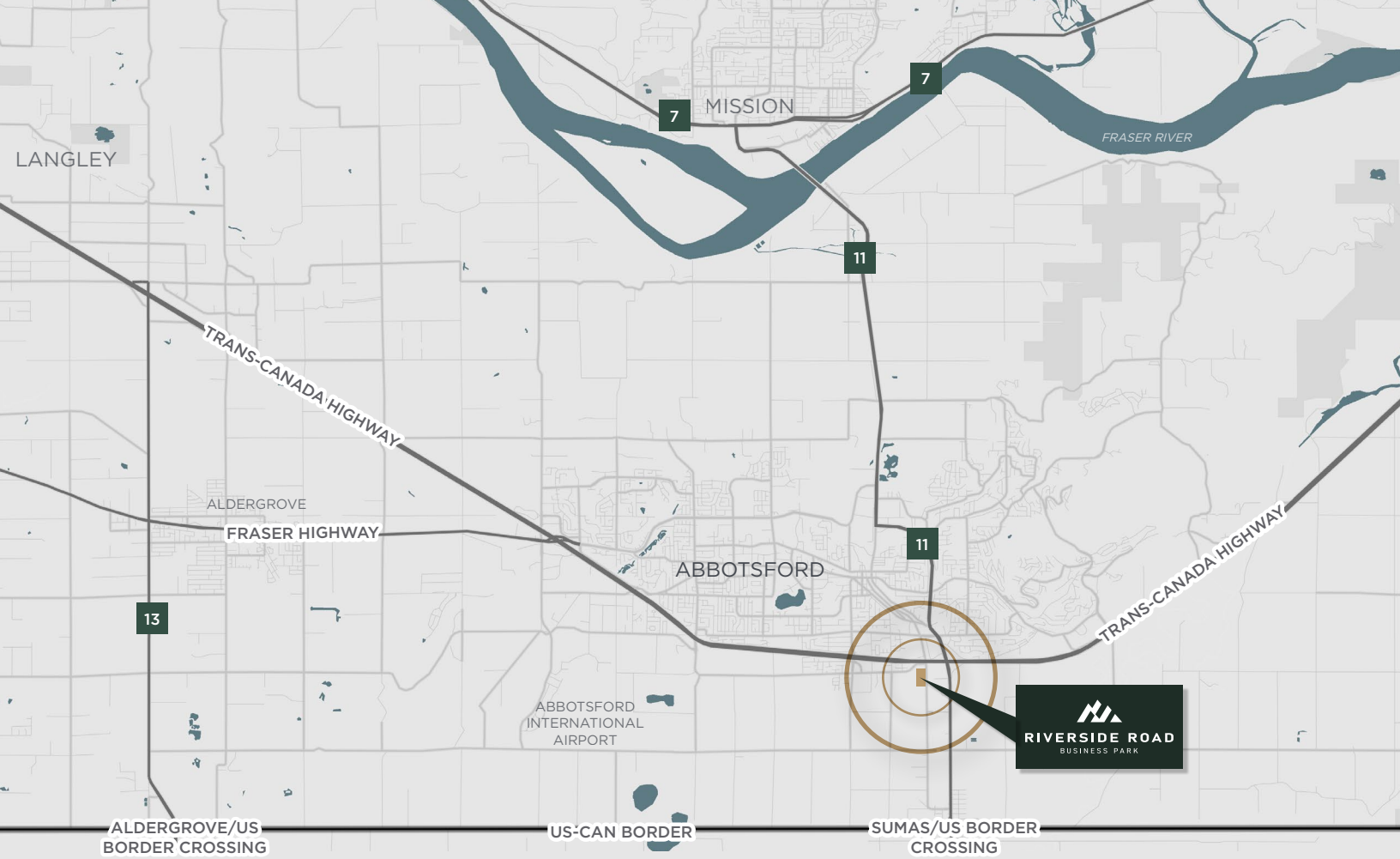

DRIVE TIMES

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

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CEDAR COAST

ORION CONSTRUCTION

AVISON YOUNG