



**RIVERSIDE ROAD**  
BUSINESS PARK

**FOR SALE**

**1355 RIVERSIDE ROAD, ABBOTSFORD**



**Brand-new, large-bay industrial strata units offering flexible sizes from 14,235 SF up to 40,471 SF at Riverside Road Business Park.**



**CEDAR COAST**

**AVISON  
YOUNG**

## BUILDING DETAILS

### CONSTRUCTION

Insulated concrete tilt-up

### ZONING

I2 - General Industrial

### LOADING

One (1) grade (12' x 14') and two (2) or three (3) dock-level loading doors with hydraulic levellers per unit (8' x 10')

### PARKING

Thirteen (13) to twenty-four (24) stalls per unit

### POWER

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

### FLOOR LOAD CAPACITY

**Warehouse:** 700 lbs psf

**Mezzanine:** 100 lbs psf

### CEILING HEIGHT

**Warehouse:** 32' clear

**Ground floor (below mezzanine):**

10'8" to underside of joist

**Mezzanine:** 18'10" to underside of joist

### LIGHTING

High-efficiency LED fixtures

### HEATING

Gas-fired unit heaters

### SPRINKLERS

ESFR sprinklers

### AVAILABILITY

Ready for occupancy

## OPPORTUNITY

Introducing **1355 Riverside Road at Riverside Road Business Park** — a rare opportunity to acquire premium large-bay industrial strata units in Abbotsford's newest industrial development. Developed by Cedar Coast and constructed by Orion Construction, this building offers expansive units ranging from 14,235 SF up to 40,471 SF of combined space, ideal for logistics, manufacturing, and growing businesses.

## 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 14,235 SF - 26,236 SF, with the 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



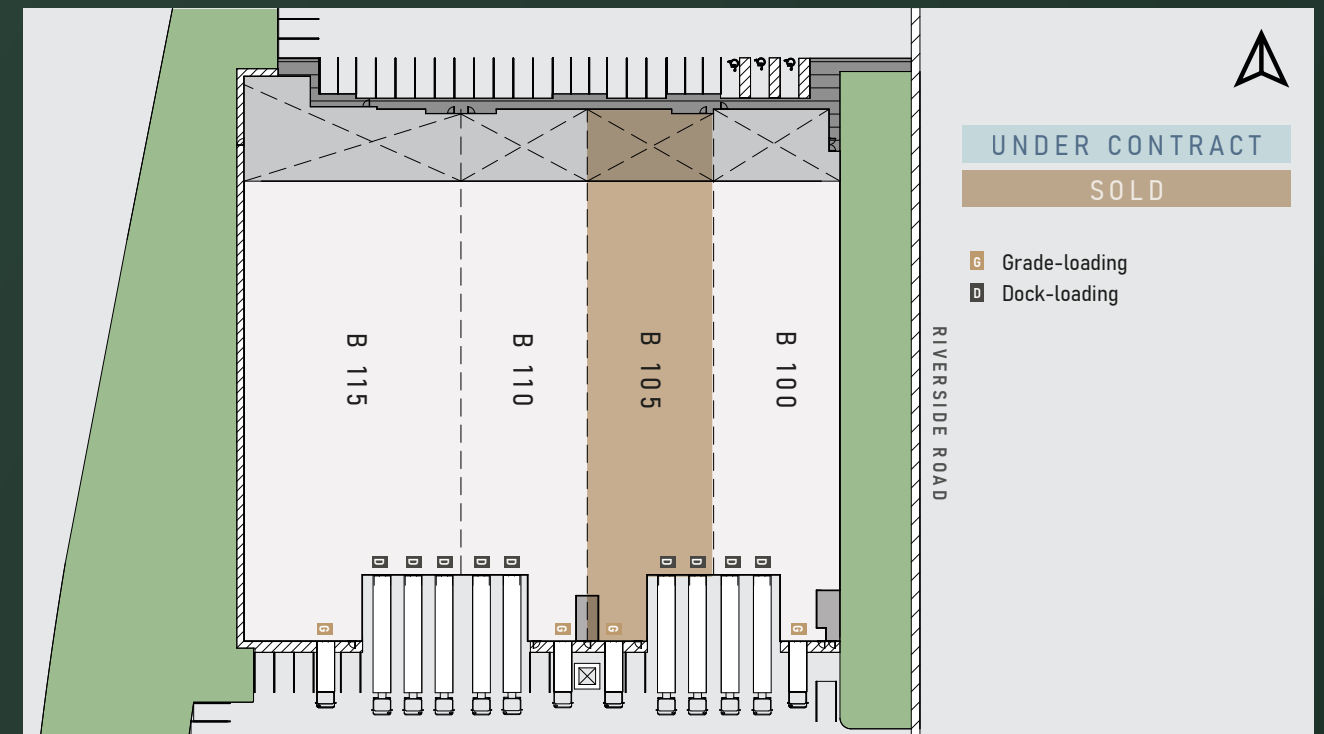
Skylights (6' x 6') for abundant natural light



Modern storefronts with extensive glazing



Optimized layouts and increased ceiling heights support dense and efficient racking systems

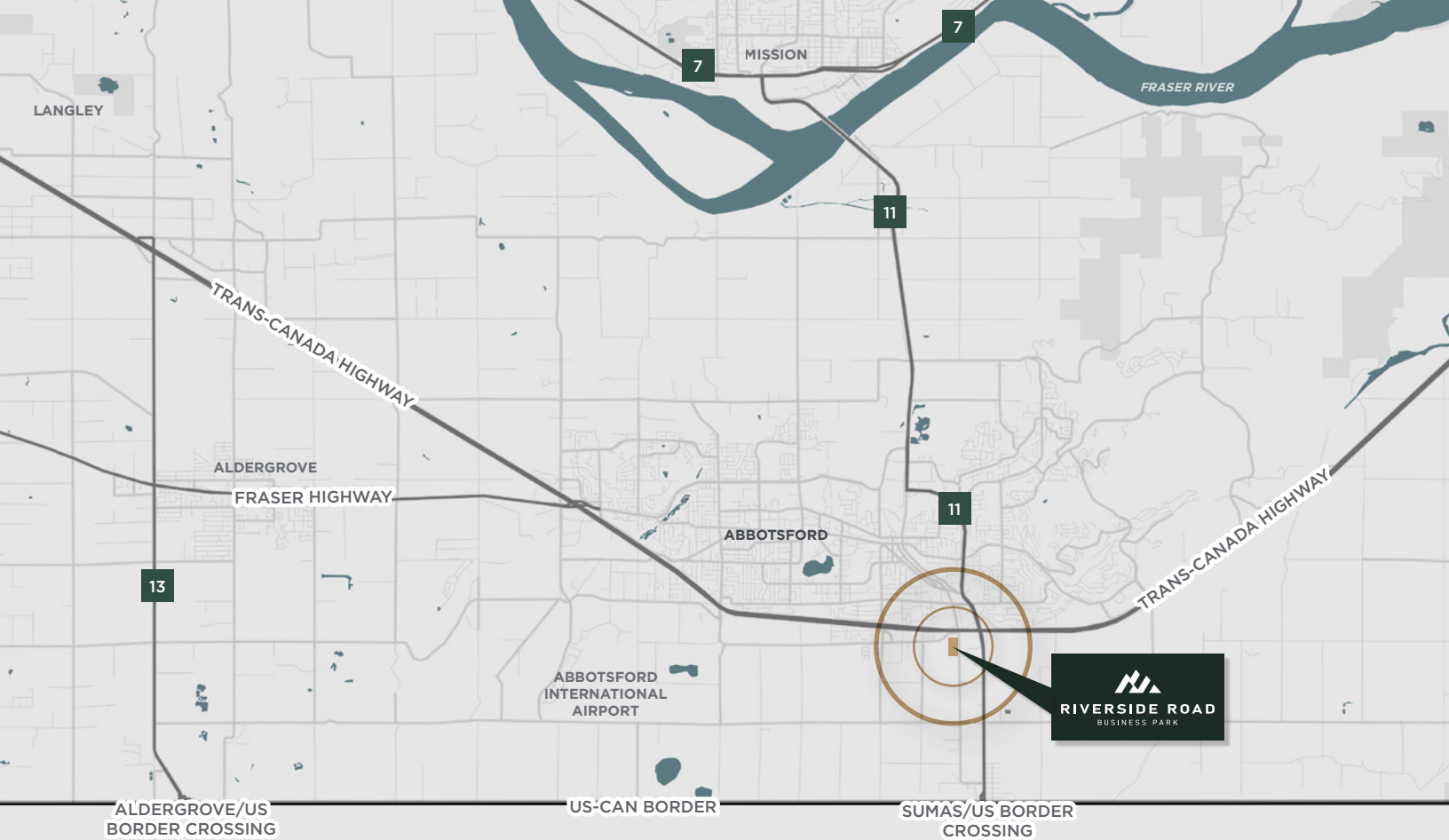


## CURRENT AVAILABILITY

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	PARKING	LOADING	PRICE	PPSF
100	12,483	1,752	14,235	13	1G & 2D	\$6,548,100	\$460
105	12,652	1,809	14,461	13	1G & 2D	SOLD	
110	12,657	1,848	14,505	13	1G & 2D	\$6,164,625	\$425
115	22,589	3,647	26,236	24	1G & 3D	\$11,150,300	\$425



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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

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