



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



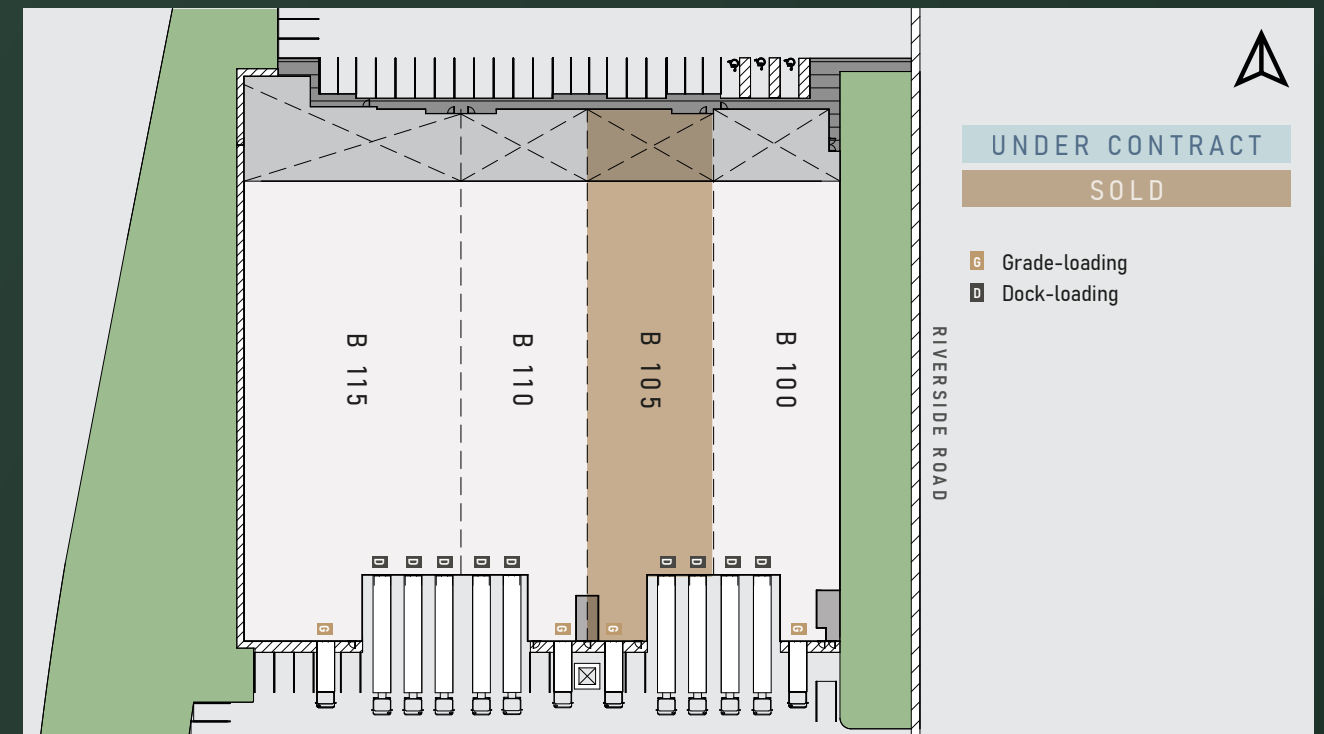
Skylights (6' x 6') for abundant natural light



Modern storefronts with extensive glazing

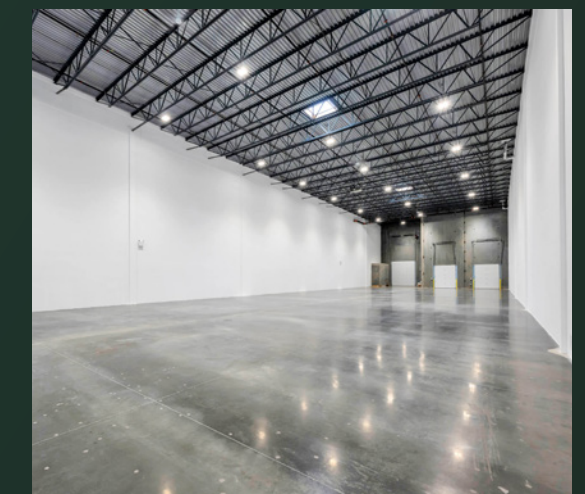


Optimized layouts and increased ceiling heights support dense and efficient racking systems

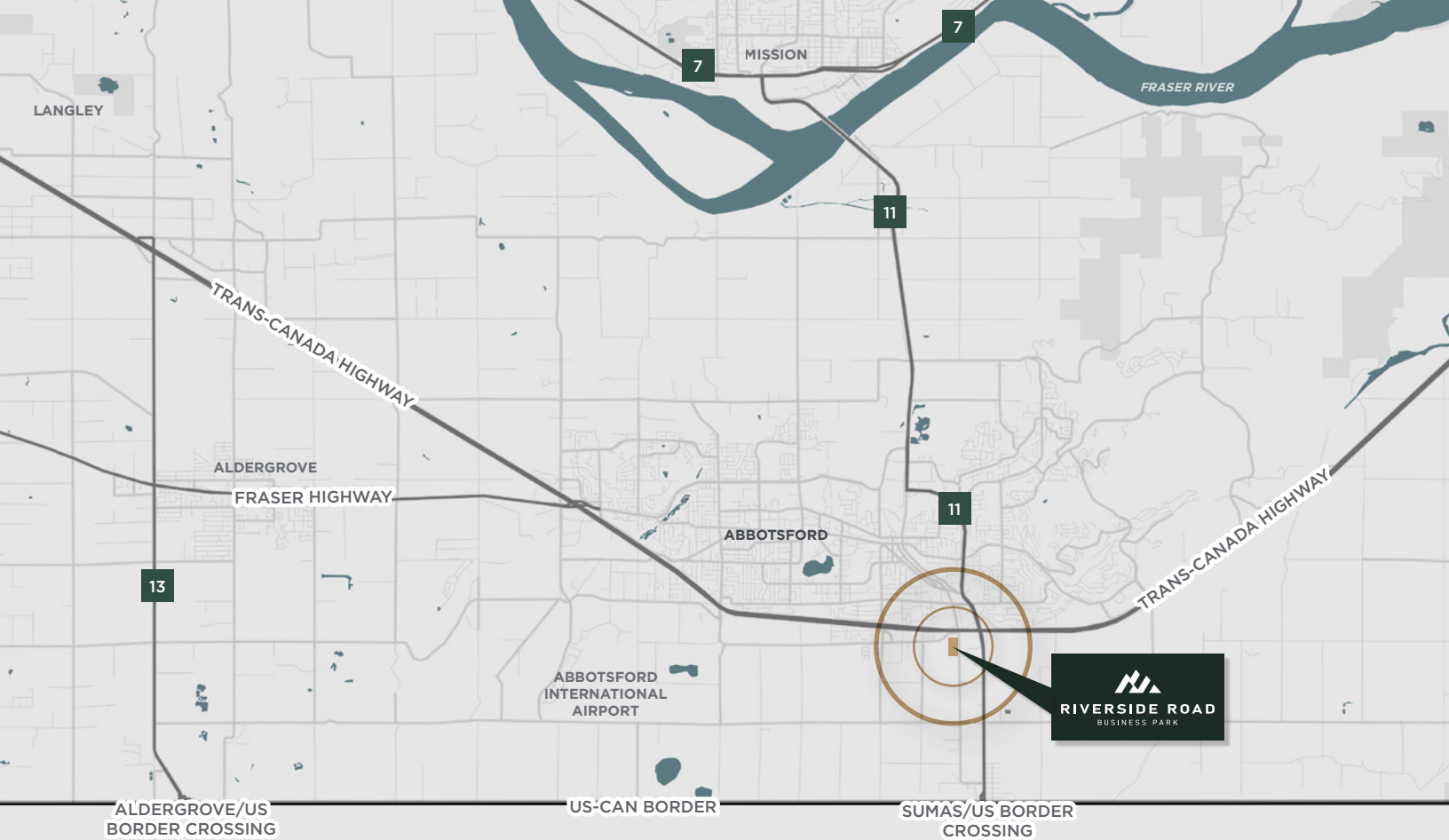


CURRENT AVAILABILITY

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

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*

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

avisonyoung.com



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