

For Lease

31758 Marshall Road
Abbotsford



**Brand-new, 35,920 sf freestanding warehouse building on
1.43 acres with direct access and exposure to Marshall Road**

Development highlights

SITE SIZE

1.43 acres

BUILDING SIZE

35,920 sf

CEILING HEIGHT

31’ 2” clear

PARKING

Thirty (30) stalls with rough-ins for ten (10) EV parking stations

LOADING

- Four (4) dock-level loading doors with concrete dolly pad (8’ x 10’) and dock levellers
- Two (2) grade-level loading doors (14’ x 16’)

ACCESS

Both front (Marshall Rd.) and rear (Forge Place) access

ZONING

General Industrial Zone (I2)

For a full copy of the zoning bylaw, please click here.

DELIVERY

Within 12 to 14 months of executing a lease

Opportunity

Avison Young is pleased to present the opportunity to lease a brand-new, 35,920 sf industrial facility, featuring premium design, situated on 1.43 acres in the South Poplar area of Abbotsford.

The building comes with dock and grade-level loading, boasts minimum 31’ 2” clear ceiling heights and has the potential to add a mezzanine space of 5,537 sf. The existing zoning permits up to 40% of the floor area for office, showroom, or retail use.

Abbotsford is poised for strong growth, making it an increasingly appealing location for businesses. The area’s numerous industrial developments and opportunities are outpacing nearby submarkets, presenting a unique opportunity to meet the growing demand in this dynamic and rapidly evolving area.

Location

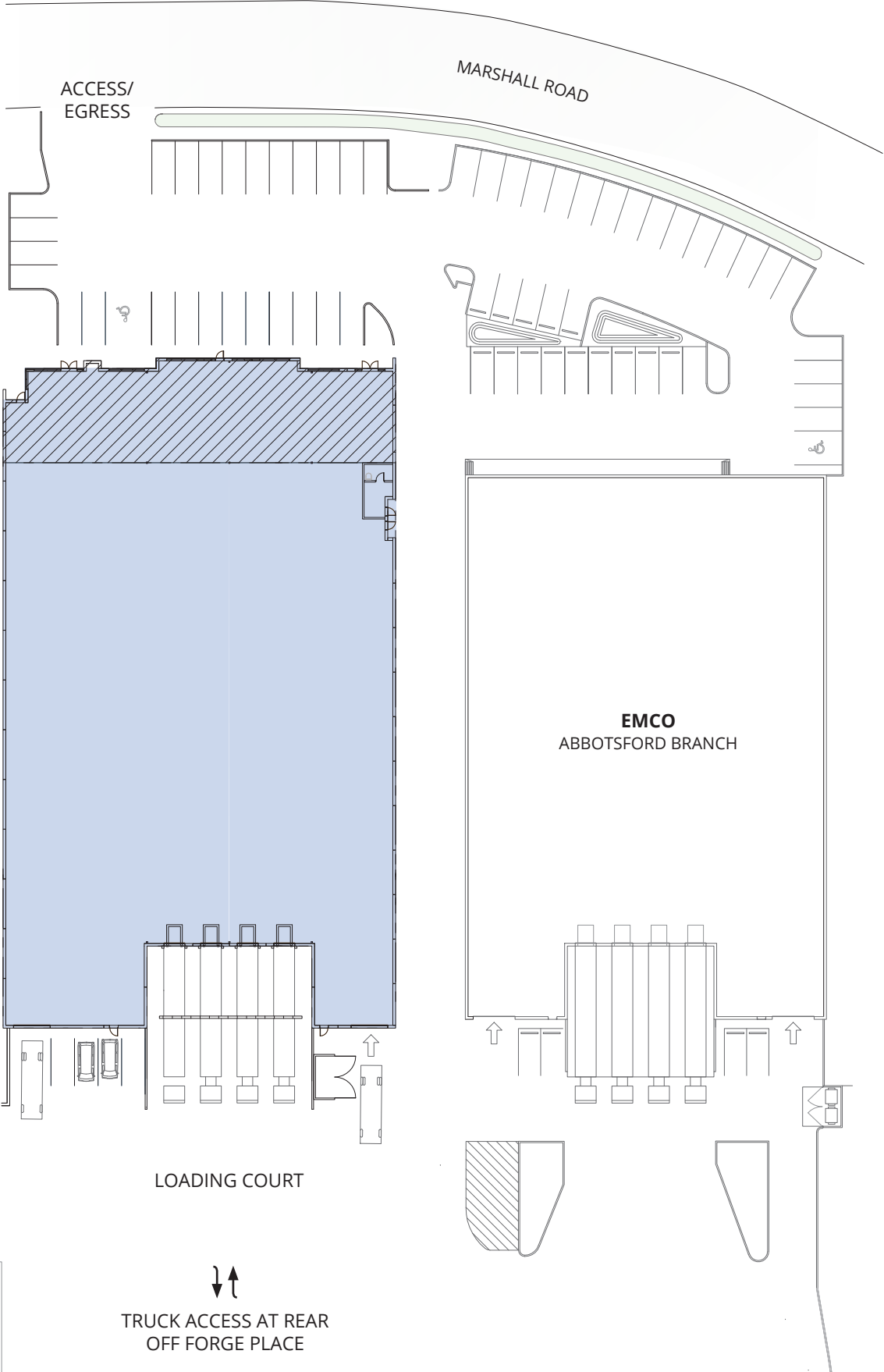
The property is located just off the Clearbrook Road interchange, allowing for immediate access to Trans-Canada Highway (Highway 1) and convenient access to major arterial routes such as Fraser Highway, and South Sumas Way (Highway 11), providing seamless connectivity to Abbotsford International Airport, the Sumas/Abbotsford US Border Crossing, and surrounding communities throughout the Fraser Valley and Metro Vancouver.

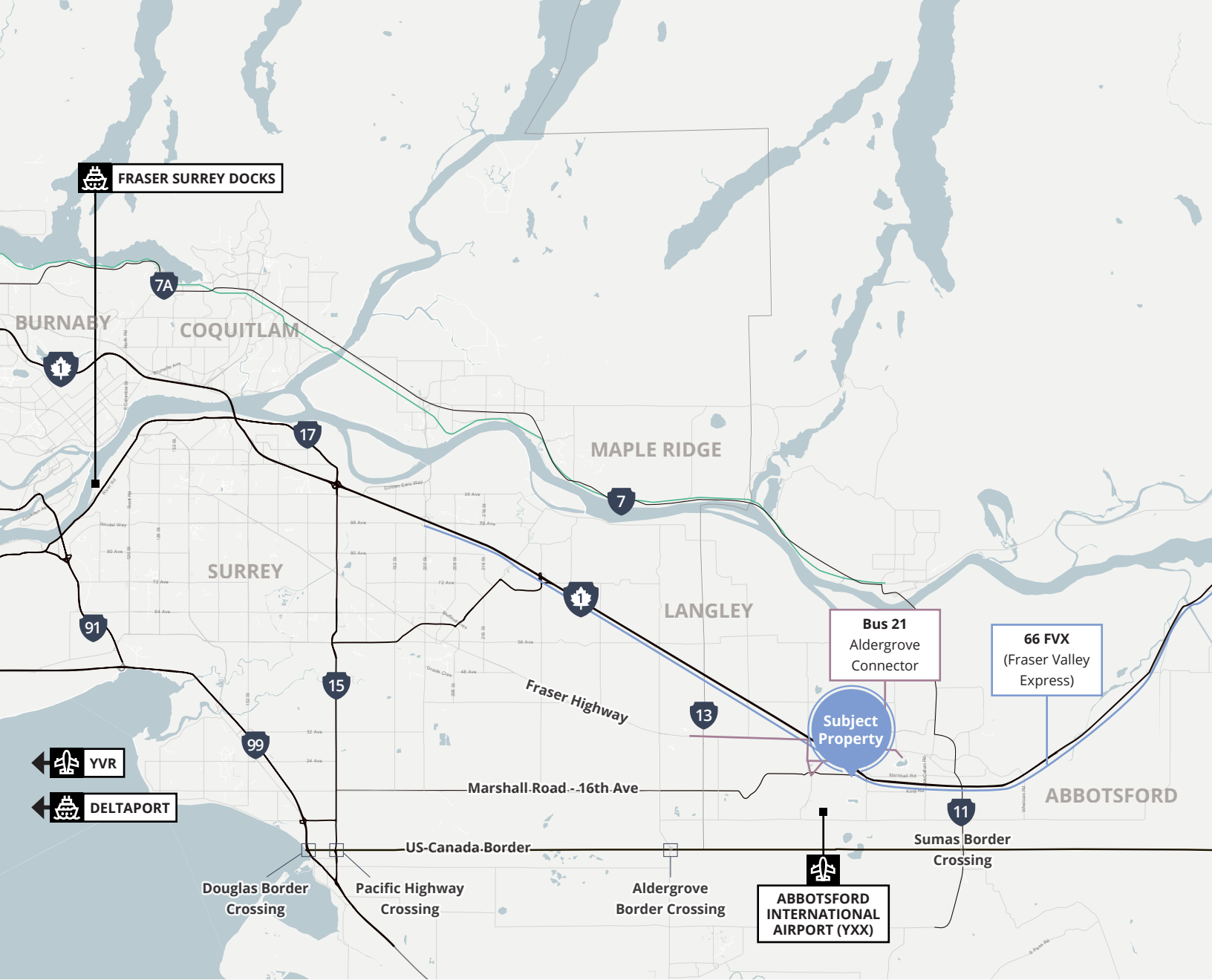
As the population of this vibrant urban hub continues to grow, businesses are increasingly looking to expand into this thriving community.

Exposure for your business

Marshall Rd/16th Ave is among the top three most important east-west connectors in the Fraser Valley intersecting directly with highway 1, 13, 15, and 99.

Site plan





DRIVE TIMES

Highway 1	1-2 mins	Sumas Border Crossing	15 mins	Port Kells	25 mins
Highway 11	5 mins	Aldergrove Border Crossing	15 mins	Langley City	28 mins
YXX	8 mins	Mission	19 mins	Fraser Surrey Docks	45 mins
Abbotsford Village	9 mins	Chilliwack	22 mins	Downtown Vancouver	1 hour
Gloucester	12 mins	Highway 7	22 mins	YVR	1 hour

Contact for more information

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