

FOR SALE

GREAT NORTHERN INDUSTRIAL PARK

Over 125,000 sf of industrial strata and yard space
across three buildings

greatnorthernindustrialpark.com



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CanFirstTM CAPITAL MANAGEMENT

AVISON
YOUNG

Situate your business in Abbotsford's leading industrial hub

OPPORTUNITY

Introducing **Great Northern Industrial Park** offering over 125,000 sf of industrial strata and yard space across three buildings. This well-maintained industrial complex features a mix of small and medium bay units and outdoor storage, providing flexible ownership opportunities to accommodate a variety of business needs.

LOCATION

This high-exposure industrial complex located in the highly desirable Pardonville area of Abbotsford offers direct access to Highway 1, Mt. Lehman Interchange, and key commercial hubs throughout the Fraser Valley including Abbotsford International Airport, the Canada/US border crossing at Sumas and Highstreet Shopping Centre. The property benefits from exceptional operational convenience for a wide range of users, with flexible unit configurations, ample yard space and parking, and proximity to a strong labour pool supporting long-term business success.

GREAT NORTHERN INDUSTRIAL PARK



Property Features



UNIT SIZES

Small & Medium Bay

* Flexible unit size configurations



YARD

21,824 sf of secure yard space available



LOADING

12' W x 16' H oversized grade level loading



ZONING

I2 – General Industrial Zoning

Allows for a variety of light industrial, ancillary office and a limited range of retail uses including:

- ▶ Automotive
- ▶ Warehousing
- ▶ Storage
- ▶ Manufacturing
- ▶ Building Supply
- ▶ Recycling



PARKING

Dedicated parking stalls with ample visitor parking onsite



CEILING HEIGHT

24'



OWNERSHIP

Attractive opportunity for business owners or investors to own in a growing industrial hub with immediate access to key transportation routes





Explore the vibrant community of Abbotsford

As the largest municipality in B.C. outside of Metro Vancouver, Abbotsford offers a unique blend of opportunity and accessibility. Its central Fraser Valley location makes it an ideal choice for businesses seeking convenience, just minutes from major transportation routes, the U.S. border, and key regional markets. Surrounded by a diverse mix of industrial, commercial, and retail businesses, Abbotsford continues to attract growth, driven by a strong local economy and a vibrant, expanding community.

HIGHSTREET TRANSIT EXCHANGE

Planning is underway for the Highstreet Transit Exchange, a future master-planned transit hub to be developed along Highstreet Access Road, between Mt. Lehman Road and Cardinal Avenue. This new exchange will improve connectivity to the growing Mt. Lehman neighbourhoods and across Abbotsford, offering residents enhanced access to public transit.

FRASER VALLEY HIGHWAY 1 CORRIDOR UPDATES

A multi-phase project upgrading Highway 1 from 216th Street in Langley to Chilliwack to accommodate additional lanes, easing congestion and improving traffic flow.

New diamond interchange will connect this area to Highway 1 more seamlessly.

LOCAL AMENITIES

FOOD & BEVERAGE

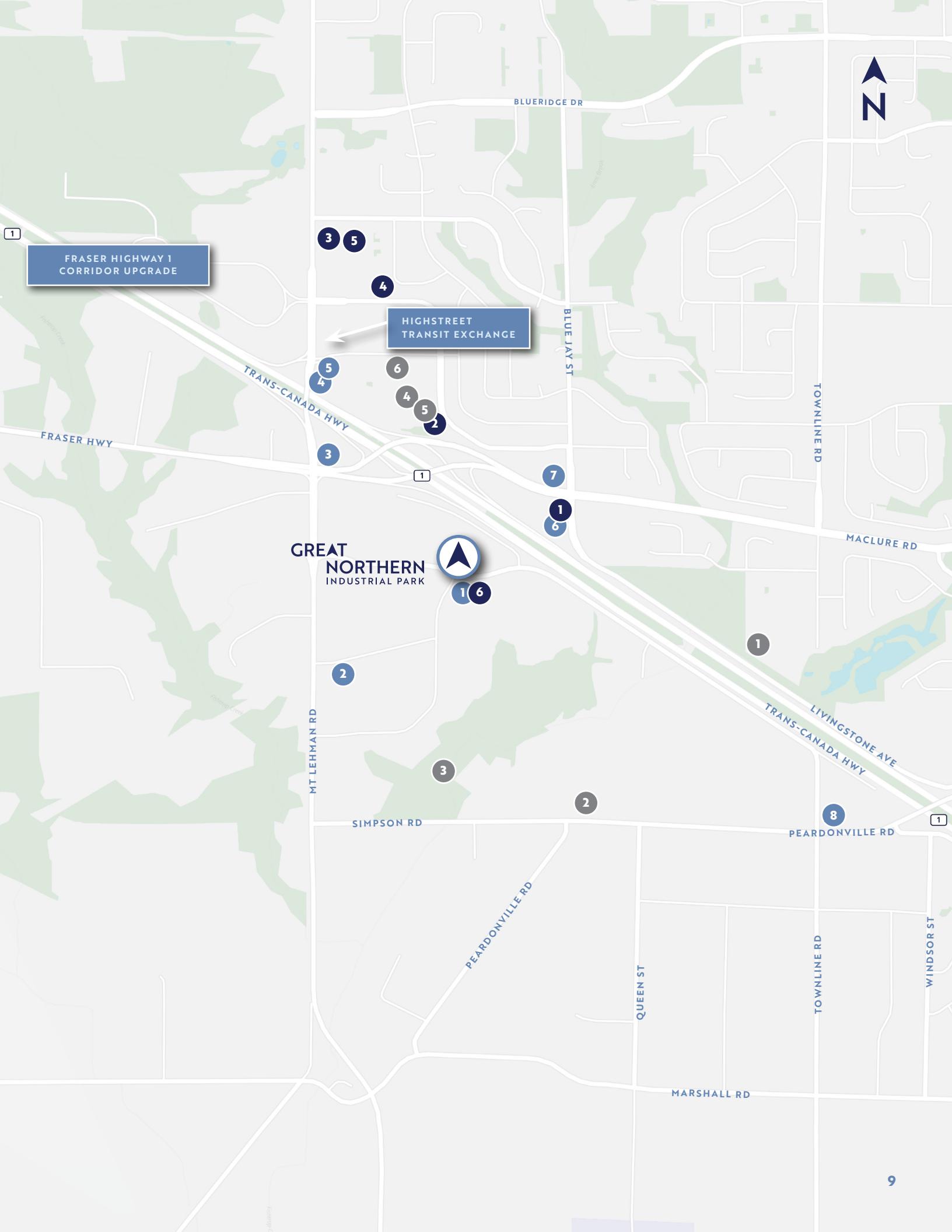
- 1 Nasir's Super Donair
- 2 Black Casket Cafe
- 3 Denny's Restaurant
- 4 The Canadian Brewhouse & Grill
- 5 Milestones
- 6 Starbucks
- 7 Tim Hortons
- 8 Subway

LEISURE

- 1 Gardner Park
- 2 Chances Casino
- 3 Lower Fishtrap Creek Park
- 4 Cineplex
- 5 Club Pilates
- 6 Anytime Fitness

SERVICES

- 1 Shoppers Drug Mart
- 2 Walmart
- 3 Dollarama
- 4 Mt. Lehman Pharmacy
- 5 Mt. Lehman Food Store
- 6 Esso Truck Stop





Positioned for performance
Powered by location

Abbotsford's Peardonville area offers a strategic advantage for your business, providing excellent visibility and access to an expanding population. This high-exposure location places your operations near a steady stream of commuting consumers and provides seamless connectivity for employees, suppliers, and customers alike.

LOCAL LABOUR FORCE



170,854

Population



88,035

Labour force
within 5km



10%

Population
Growth
2020 – 2025 est.

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