

2002 Dixon Rd, Abbotsford - Building B

FOR LEASE

4,050 - 8,100 SF of Storage Warehouse with Fenced Yard

momentum



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OPPORTUNITY

Take advantage of a functional, secure industrial-agricultural site and storage facility conveniently located at 2002 Dixon Road, Abbotsford.

This newly-built building offers 8,100 SF across two 4,050 SF bays, combining warehouse space with fenced outdoor storage - ideal for users needing both interior space and yard area.

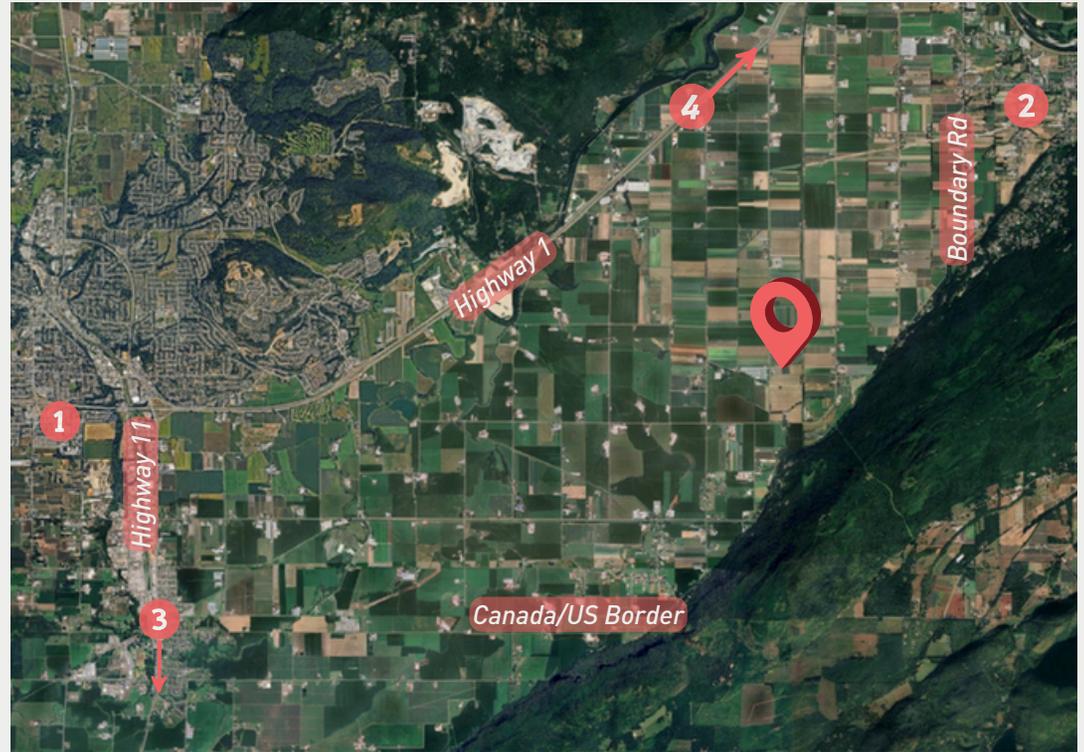
Each bay is improved with a grade loading door, LED lighting, and insulated walls. The large, usable yard area provides excellent opportunities for material storage, all within a secure fenced site.

This property is a strong fit for long-term storage, construction-related businesses seeking a lay-down area with dry storage, and other industrial/agricultural operators seeking functional space with yard.

Property Highlights

- 8,100 SF across 2 industrial bays
- Fenced site with ample outdoor storage / yard area
- Single grade loading door per bay
- LED lighting throughout
- Insulated walls for improved comfort and efficiency
- Practical layout suited to a wide range of industrial uses

LOCATION



1 Abbotsford Centre

3 To US Border

2 Yarrow

4 To Chilliwack

HIGHLIGHTS



New Building



Located Near Highway 1
and Canada/US Border



Ample Parking



Secure and Fenced Yard



Functional Storage Space

SALIENT DETAILS

ADDRESS	2002 Dixon Rd Abbotsford, BC
AREA	4,050 SF - 8,100 SF
ZONING	A-2 Agricultural Two Zone
GROSS LEASE RATE	\$14.00 PSF
ADDITIONAL RENT	Utilities by Tenant
AVAILABILITY	December 1, 2025
PARKING	Ample
POWER	1-Ph / 120/240V / 600A [Tenant to Verify]
LOADING	2 Grade Doors

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CONTACT FOR MORE INFORMATION

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