

FOR LEASE

34534 MCCLARY AVENUE

Abbotsford, BC

1.24 acre Large Fenced Yard Area with a 4,960 sf. Shop
Close to Abbotsford airport and US border



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PARADIGM GROUP
Commercial Real Estate Services

34534 McClary Ave Abbotsford, BC

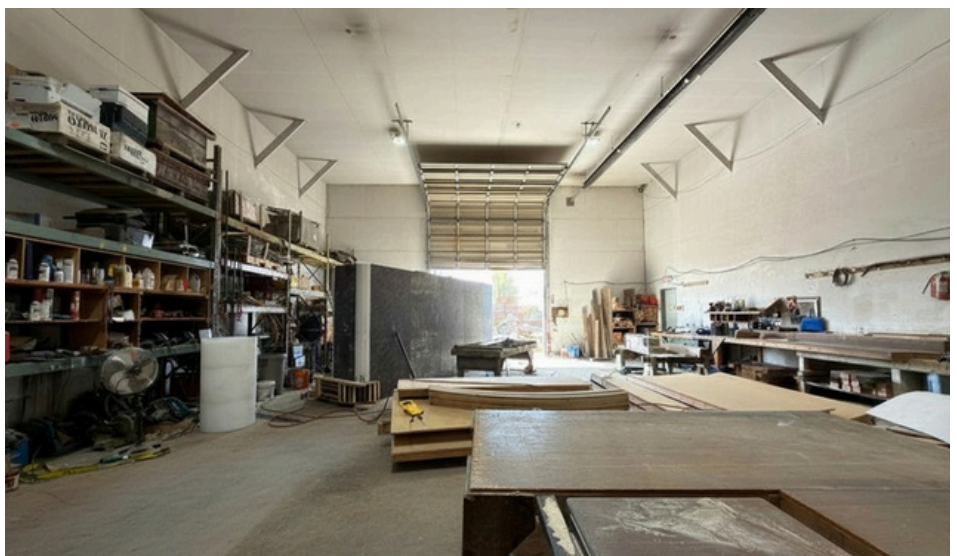
Property Details

An opportunity to lease a 1.24 acres industrial property with a 4,960 sf. building situated in Abbotsford's well-established industrial corridor.

The Property offers a compelling combination of warehouse, office, and yard space — ideally suited for distribution, light manufacturing, trades, or service-based operations seeking a Fraser Valley base with seamless access to Highway 1, the US border, and Greater Vancouver.

Location Overview

Situated in the heart of Abbotsford's industrial district, this location offers connectivity throughout the Fraser Valley. It's in close proximity to Highway 1, providing access to Greater Vancouver and the Trans-Canada corridor. Abbotsford International Airport is approx 10 minutes away. Two key US border crossings — Huntington/Sumas and Lynden — are within a short drive, making the location ideal for companies engaged in cross-border trade. The surrounding area features a mix of industrial, distribution, and manufacturing operations, creating a dynamic business environment.





PROPERTY DETAILS

Features

- Large fenced yard area
- Free standing building with office space
- Three (3) loading doors
- Outside storage
- Visitor parking

Zoning

I2: General Industrial Zone
Accommodates a mix of light industrial uses

Sizes

- 54,000 sf.
- 4,960 sf. building

Basic Rent

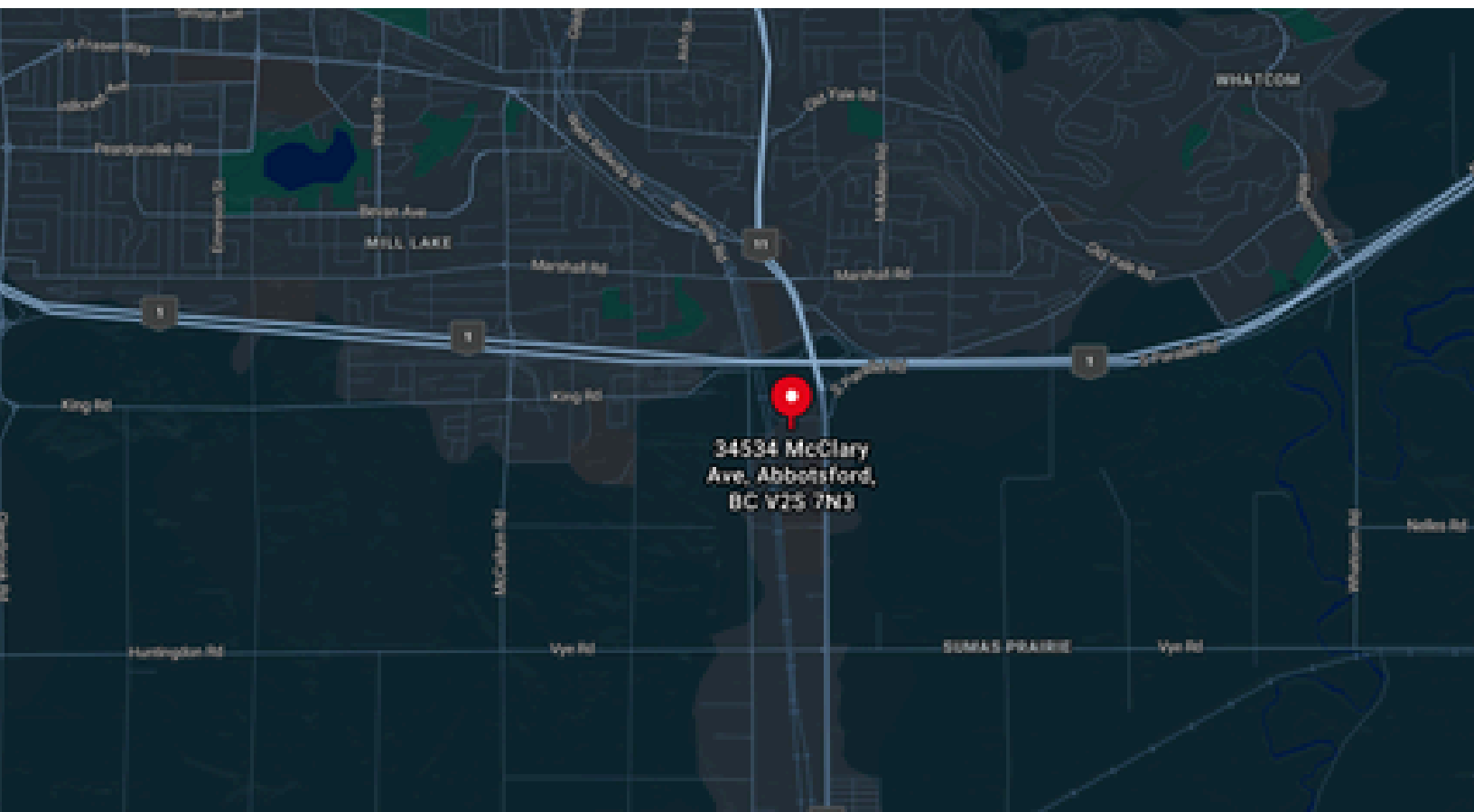
\$17,600 per month plus GST
(Yard: \$3.00 sf. & Shop: \$13.00 sf.)

Additional Rent

\$5,265.46 per month plus GST

Availability

July 1, 2026



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