17,789 SF Freestanding
Industrial Facility

FOR SALE

31330 Wheel Avenue, Abbotsford, BC



Watch Video

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THE OPPORTUNITY

CDNGLOBAL presents a rare opportunity to acquire a freestanding industrial facility in West Abbotsford's established industrial area. 31330 Wheel Avenue features a 17,789 SF building situated on a 0.807-acre site, offering a functional warehouse layout with 25' clear ceiling heights, seven grade loading doors, and a fenced and secured yard area.

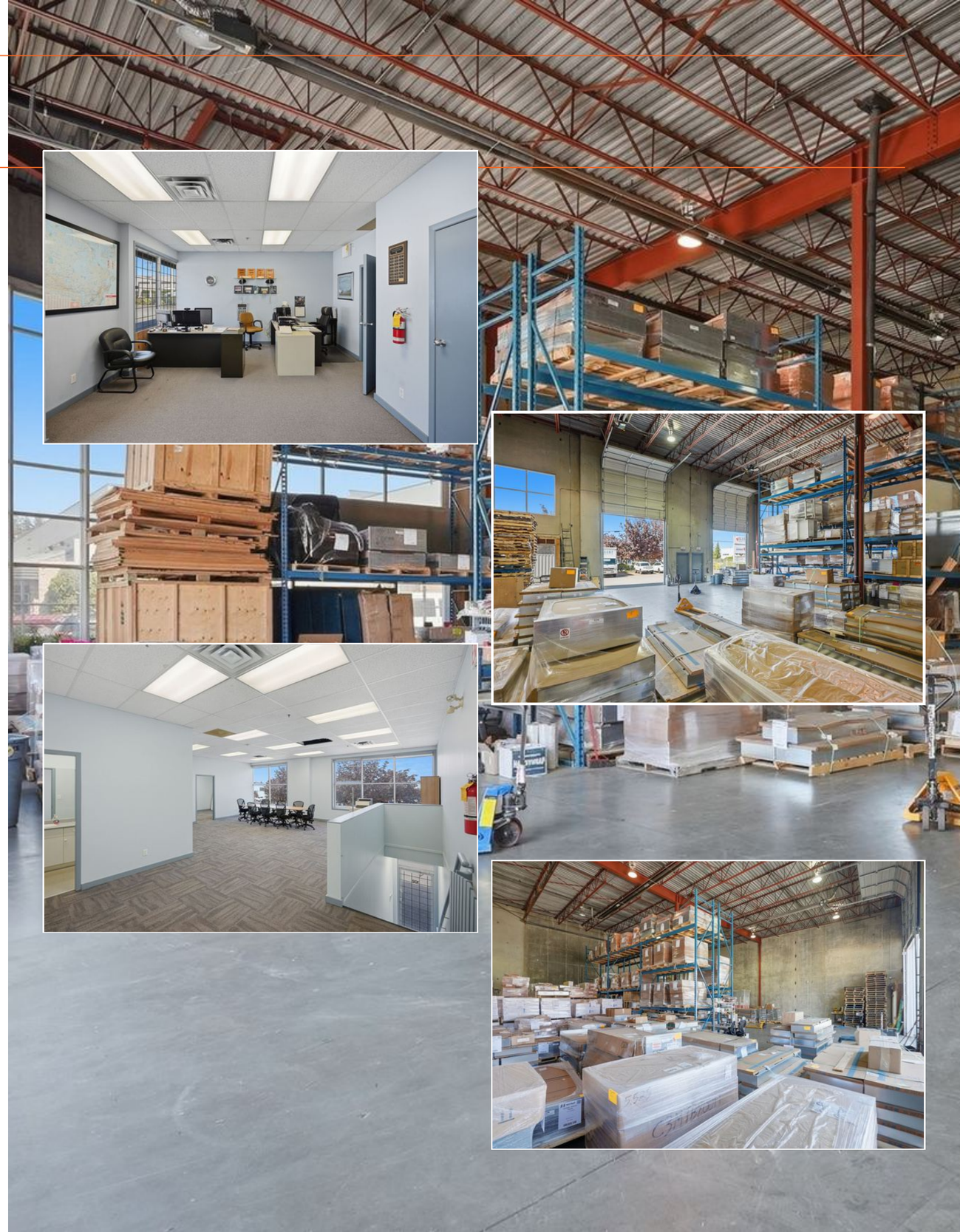
Unique features include recent office improvements completed in 2024, extensive warehouse glazing providing natural light throughout the warehouse area, and supplemental income through an assumable self-storage business.



PROPERTY DETAILS

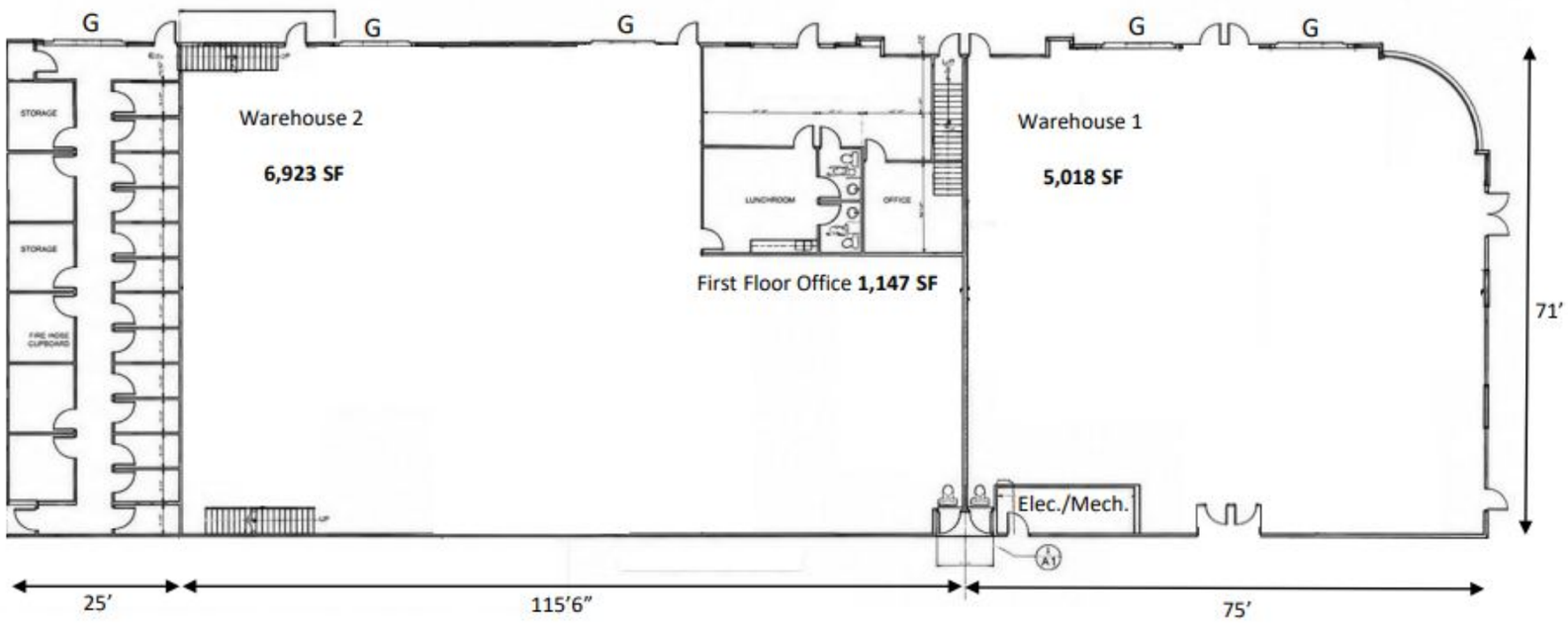
Building Size	17,789 SF
Lot Size	35,155 SF (0.807 acres)
Built	1998
Annual Property Taxes	$70,874 (2026)
Construction	Concrete tilt-up
Ceiling Height	25' Clear
Loading Doors	5 grade (space for two additional)
Parking	25 Parking stalls plus ample street parking
Power	600A / 120/208V / 3-phase
Fire Suppression	Fully sprinklered w/ fire hose in warehouse
Additional Offerings	• Extensive glazing throughout warehouse • Fenced and secured parking/yard area • Office renovation in 2024 • Easily demisable into separate units
Zoning	**I2 - General Industrial Zone** supporting a mix of light industrial uses, such as warehousing, manufacturing, auto repair, brewery, building supplies, and other uses listed within the zoning bylaw.
Asking Price	**Contact listing agents**





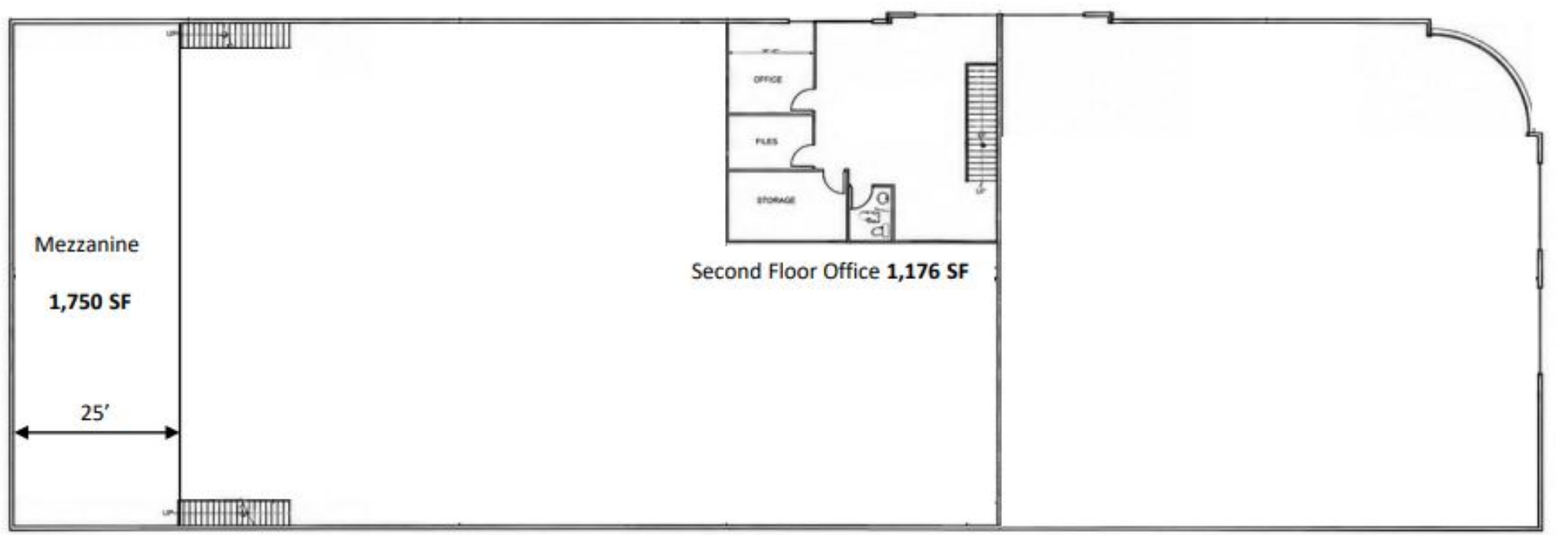
FLOOR PLANS

Ground floor plan



Area	Size (SF)
Warehouse 1	5,018
Warehouse 2	6,923
1st Floor Office	1,147
2nd Floor Office	1,176
Mezzanine	1,750
Self-storage	1,775
Total	**17,789**

Upper floor plan



Disclaimer: Total floor plan area is approximately 17,789 sq. ft. All floor plans, measurements, and item locations are approximate and for illustrative purposes only. No liability is assumed for errors or omissions. Interested parties must independently verify all specifications and structural details.

LOCATION

Located in the West Abbotsford industrial area, 31330 Wheel Avenue is situated in a well-established industrial node offering excellent connectivity to Highway 1 via the Clearbrook Road and Mt. Lehman Road interchanges.

This strategic location provides efficient access throughout the Fraser Valley, Metro Vancouver, and the U.S. border crossings at Abbotsford-Huntingdon / Sumas.

Businesses are drawn to this area for its strong regional labour pool, competitive industrial zoning, close proximity to Abbotsford International Airport (YXX), major transportation corridors, and cross-border trade routes.

Drive times:

Highway 1 (Mt. Lehman Interchange)	**5 minutes**
US Border Crossing (Sumas)	**20 minutes**
Langley City Centre	**25 minutes**
Surrey City Centre	**40 minutes**
Vancouver International Airport (YVR)	**60 minutes**
Abbotsford International Airport (YXX)	**10 minutes**



CONTACT



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