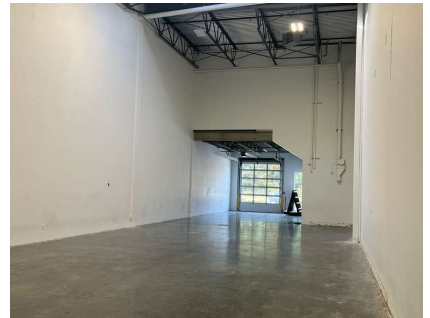
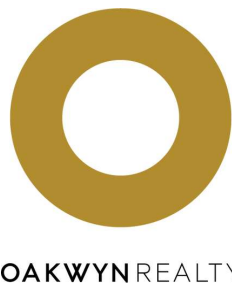


**305 17280 Heather DRIVE  
Surrey BC**

<b>Asking Price</b>	\$1,999,000
<b>Total Area</b>	3,714 sq ft (2,896 sq ft warehouse + 818 sq ft mezzanine)
<b>PID</b>	031-513-506
<b>Property Tax</b>	\$20,213.19
<b>MLS Number</b>	C8073848
<b>Zoning</b>	Comprehensive Development (CD – Bylaw No. 19943)
<b>Year Built</b>	2021
<b>Ceiling Height</b>	29 ft clear
<b>Grade Door</b>	12' x 13' grade-level loading
<b>Power &amp; Sprinklers</b>	600 A 3-phase power • ESFR sprinklers
<b>Parking</b>	4 surface stalls + dedicated loading area
<b>Availability</b>	Vacant possession



**AAMIR COCKAR PREC\***  
**604 968 0840**  
aamir@aamircockar.com



**RIMA HIJAZI**  
**604 506 4765**  
rima@soldbyhijazi.com

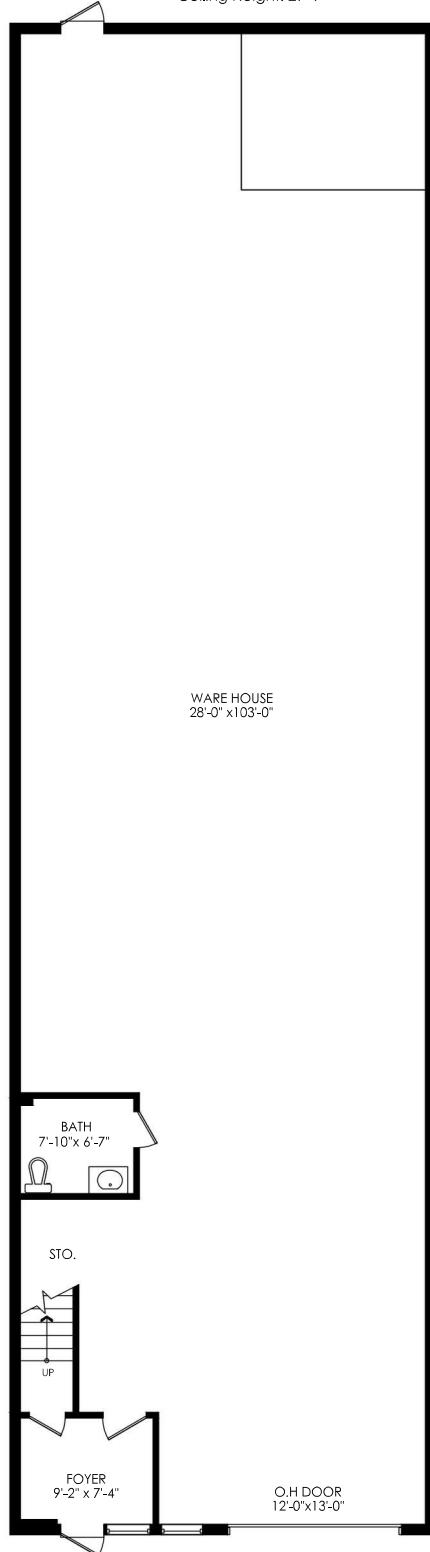
# 305-17280 Heather Drive, Surrey

Main Floor: 2,896 sq. ft.

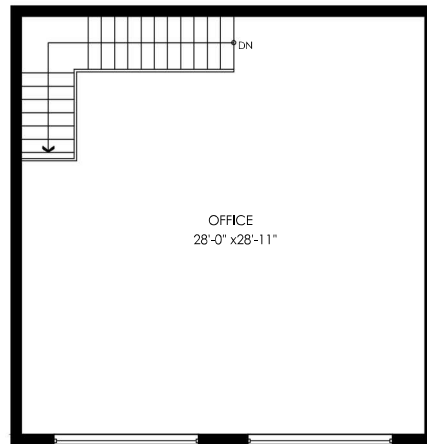
Upper Floor: 818 sq. ft.

Total Area: 3,714 sq. ft.

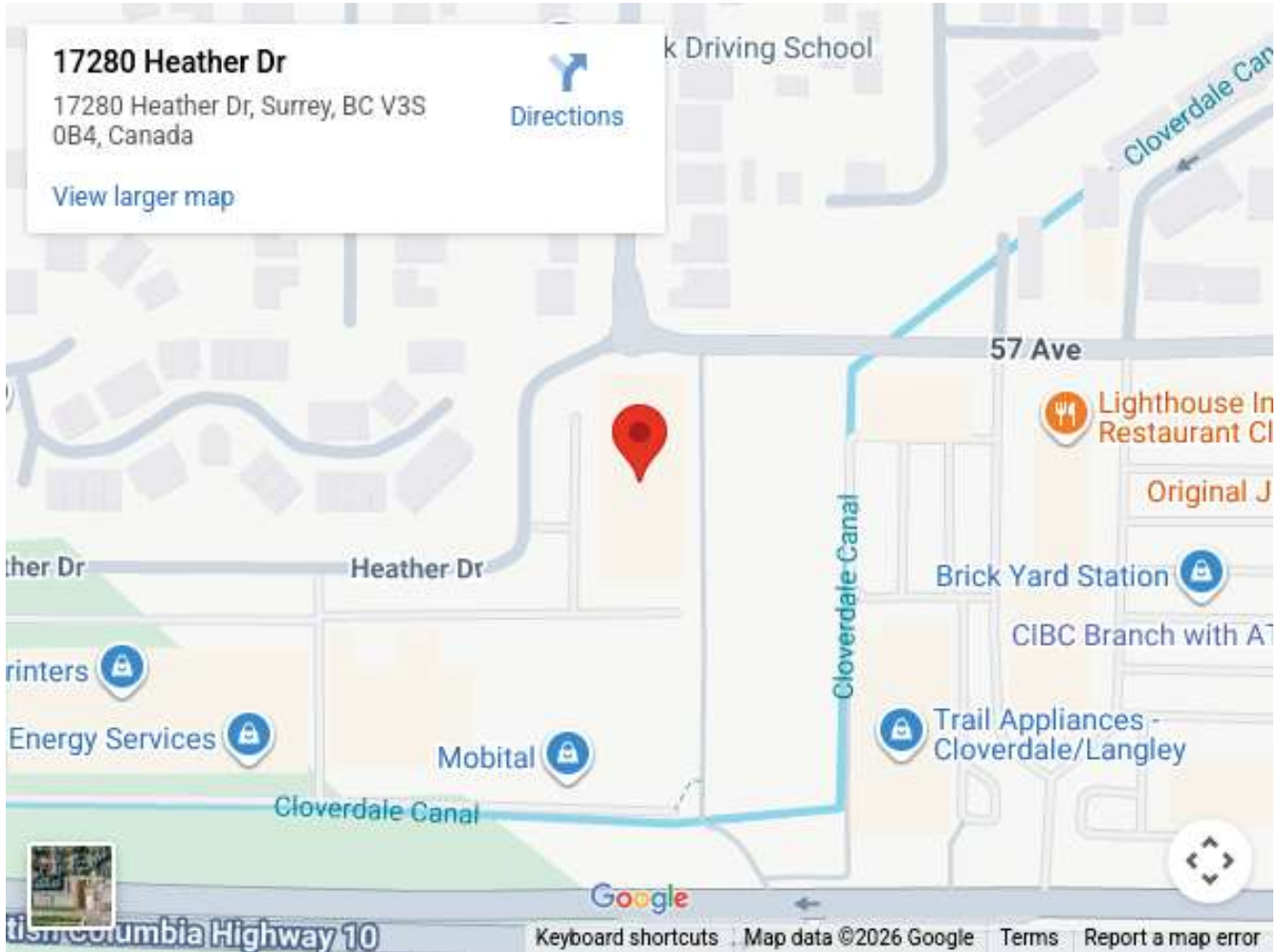
Main Floor Plan  
Floor Area: 2896 sq.ft.  
Ceiling Height: 29'-9"



Upper Floor Plan  
Floor Area: 818 sq.ft.  
Ceiling Height: 7'-5"



## Connectivity & Access



Destination	Approx. Drive Time	Route Notes
Highway 15 (Cloverdale Bypass / 176 St)	1 minute / 450 m	Direct access via Heather Dr → 176 St
Highway 10 (56 Ave / Langley Bypass)	2 minutes / 850 m	East–West connector across Surrey–Langley
Cloverdale Downtown	4 minutes	Shops + restaurants + services
Langley City Centre	10 minutes	Retail + Willowbrook Mall
U.S. Border (Peace Arch Crossing)	20 minutes	South via Hwy 15

Source: Google Maps 2025 average mid-day travel times.