

(301-302-303) **19055 54 AVENUE**
SURREY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL SPACE **FOR SALE OR LEASE**

9,314 SF Warehouse & Office Space
Centrally Located in Cloverdale

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The Opportunity

Situated in the heart of Cloverdale’s established industrial area, this property offers a flexible blend of warehouse and modern office space. Part of a thriving business park, it provides excellent access to major transportation routes and is surrounded by strong commercial growth—making it an attractive opportunity for both users and investors.

Property Features

- » Three (3) grade loading doors (12’ X 14’)
- » Ceilings fans
- » Radiant tube heating (warehouse)
- » Sprinklered
- » Lunchroom
- » Three (3) piece handicap washroom
- » Two (2) piece washroom (second floor office)
- » Private offices
- » 3 phase electrical service
- » LED lighting
- » Full HVAC office



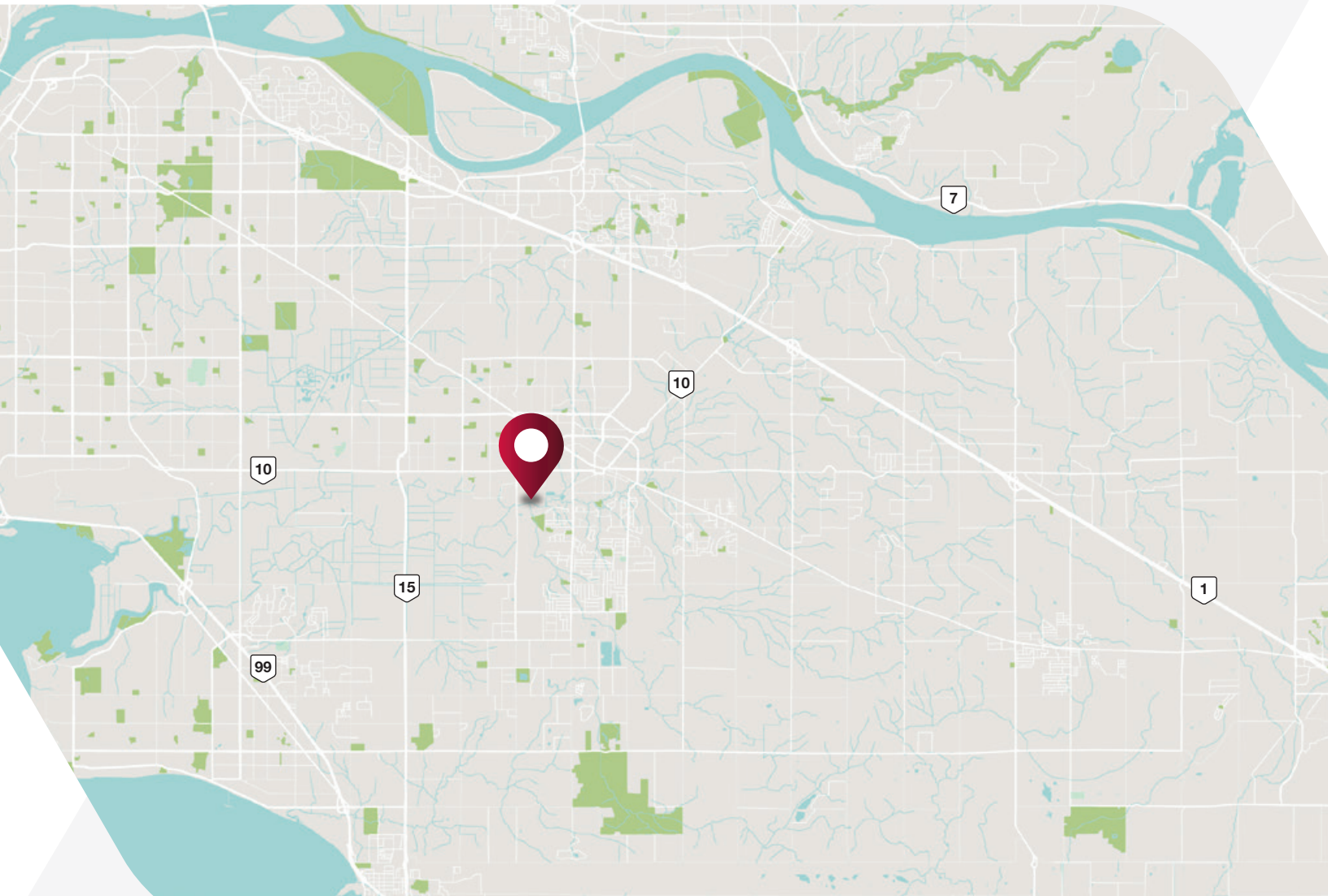
Salient Details

Legal Description	STRATA LOT 15, 16 & 17 SECTION 4 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2076		
PID	026-895-960, 026-895-978 & 026-895-986		
Available Space	Warehouse	6,193 SF	
	Main Floor Office	1,357 SF	
	Second Floor Office	1,263 SF	
	Storage	501 SF	
	Total	9,314 SF	
Zoning	IL - Light Impact Industrial (click to view bylaw)		
Basic Rent	\$19.95 PSF per annum		
Additional Rent	\$7.50 PSF		
Strata Fees	\$1,304.87 per month		
Property Taxes	\$43,705.92 (2025)		
Asking Price	Contact brokers		
Availability	Immediately		

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Location Overview

Located in Surrey's Cloverdale industrial node, this site offers excellent connectivity with direct access to Highway 15 and close proximity to Highways 1, 10, and 99. Nearby amenities include Willowbrook Shopping Centre, Downtown Cloverdale, and Kwantlen Polytechnic University's Tech Campus. Cloverdale is rapidly emerging as a key hub in Surrey's growing business landscape.



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