

For Sale

CBRE

19025 52 Avenue, Surrey, BC

Strategically located freestanding **88,812 SF industrial property** on 4.54 AC, perfect for Owner Occupiers as well as Investors.



The Opportunity

We are pleased to present a premier multi-tenant opportunity at 19025 52 Avenue, built in 2024, encompassing 88,812 SF on a spacious 4.54-acre lot. This property is ideal for both investors seeking stable income and owner-occupiers looking to occupy a portion while benefiting from additional rental income and future expansion possibilities.

Key features include ample power, abundant parking, and efficient loading and access for trucking operations. The building is home to notable tenants such as a Daycare, All Elite Fitness, and the Surrey Badminton Club, offering exceptional onsite amenities that enhance the appeal for any potential user.

This is a unique opportunity to acquire a high-quality asset in a thriving location, poised for continued growth and success.



Prime industrial property in Surrey, BC's thriving Cloverdale/Langley area.

19025 52 Avenue, Surrey, BC

Property Overview

19025 52 Avenue offers an 88,812 SF freestanding industrial space with dock and grade loading on 4.54 acres and features ample parking and excellent highway access.

Legal Description

Lot 1, Section 4, Township 8 New
Westminster District Plan EPP56928,
PID 029 899 168

Site Size

4.54 Acres

Building Size

88,812 SF

Owner-Occupied

Warehouse: 42,580 SF
Ground Floor Office: 9,167 SF
Second Floor Office: 5,351 SF
Total: 57,098 SF

Ceiling Height

26' to 28' clear

Zoning

IL (Light Impact Industrial)

Tenancies

- + Daycare
- + All Elite Fitness
- + Surrey Badminton Club

Year Built

2024

Power

1600 Amp, 600 Volt

Loading

4 Dock, 7 Grade

Net Operating Income

Contact Listing Agents

Confidentiality Agreement required to access Data Room.





Site Plan & Tenancy Details

Owner Occupied

Warehouse: 42,580 SF
Ground Floor Office: 9,167 SF
Second Floor Office: 5,351 SF
Total: 57,098 SF

Day Care

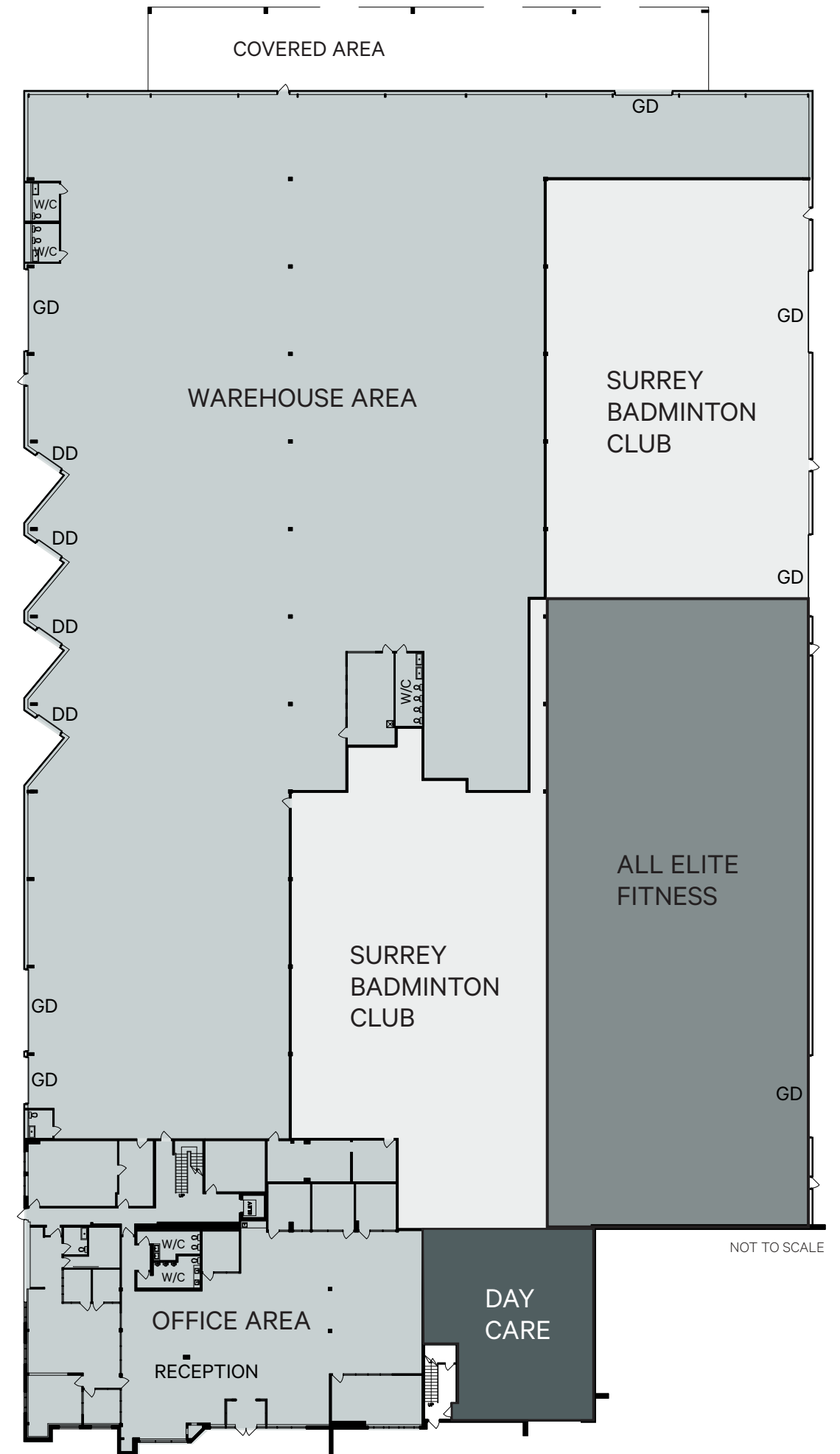
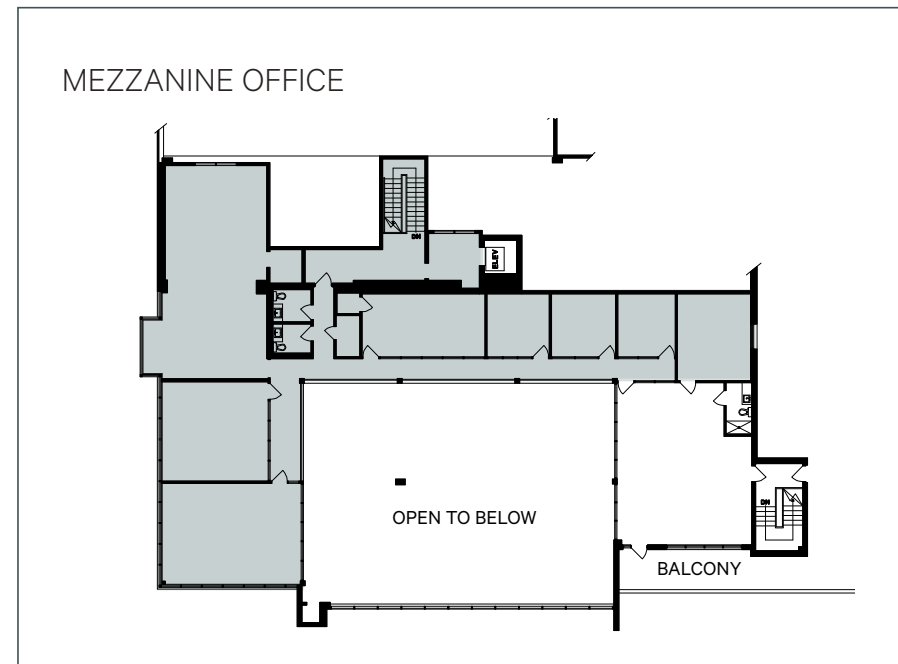
Indoor: 2,290 SF
Outdoor: 1,596 SF
Total: 3,886 SF

All Elite Fitness

12,593 SF

Surrey Badminton Club

16,831 SF



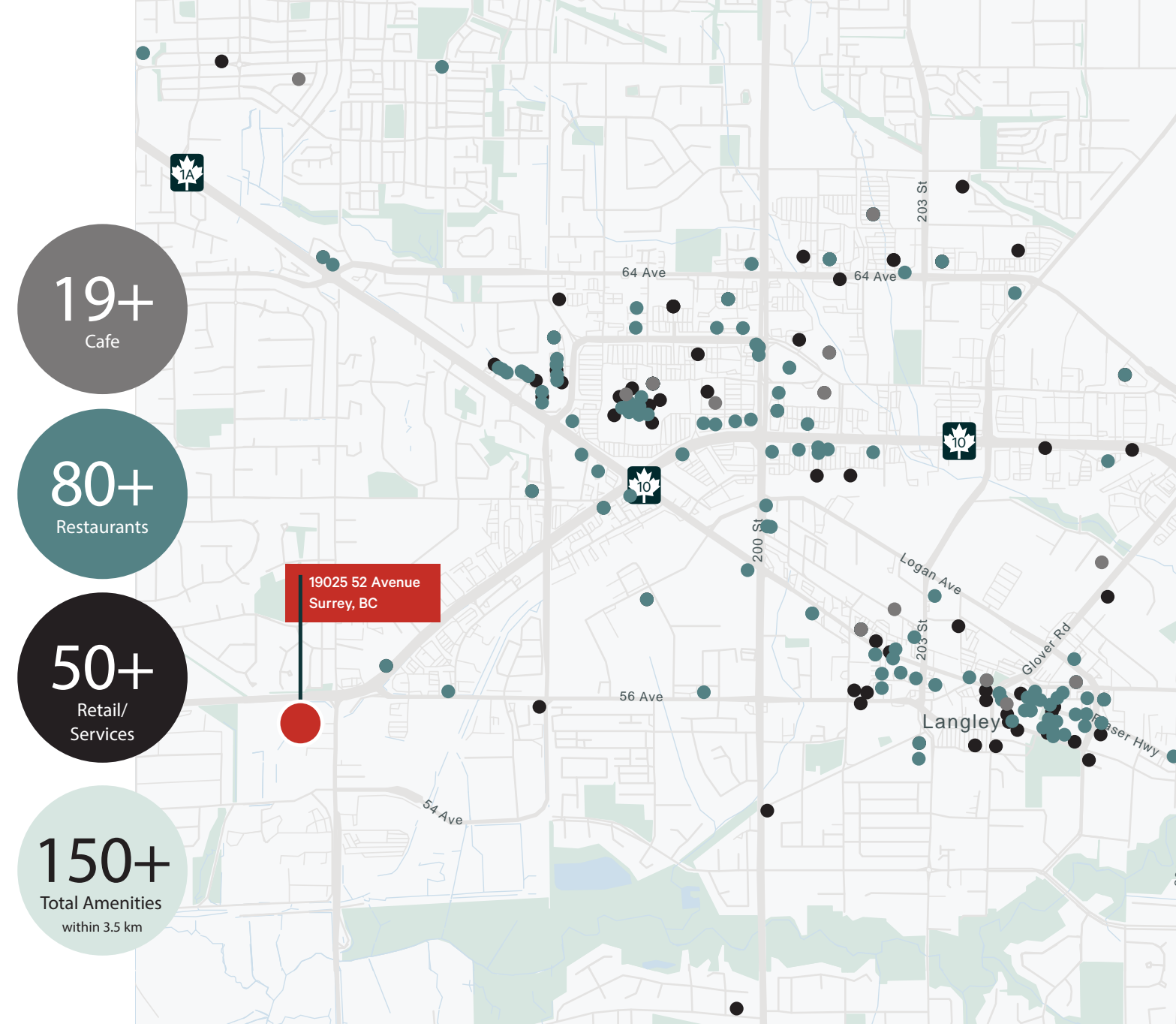
The Location

Nestled in Surrey, British Columbia, the community of Cloverdale strikes a perfect balance between small-town atmosphere and urban conveniences, drawing businesses to its doorstep. It's strategically positioned near key transportation routes such as Highway 1 and Highway 15, offering seamless access to Greater Vancouver and the U.S. border, along with exceptional public transit options.

The area is witnessing an economic boom, with a rise in residential and commercial developments, creating a high demand for spaces suited for retail, offices, and industries. Cloverdale is home to a wide array of businesses, contributing to a dynamic economic landscape. The neighborhood is full of a variety of retail stores, eateries, and coffee shops, and boasts community centers, parks, and recreational spots that elevate the living and working experience. The historic downtown area, known for its well-preserved heritage buildings and events like the Cloverdale Rodeo and Country Fair, draws crowds and stimulates the local economy.

Accessibility

Future infrastructure developments, such as the Surrey Langley SkyTrain Project, will provide service directly to the Cloverdale area. This 16-kilometer extension of the Expo Line will host 8 new stations and 3 new bus exchanges and directly impact the ease of transportation in and out of the Cloverdale neighbourhood. It will travel on an elevated guideway along Fraser Highway from King George SkyTrain Station to Langley Centre, connecting the surrounding City Centre, Fleetwood and Cloverdale/Clayton with seamless rapid transit.



Demographics (10 km radius)



Total Population

610,972

2024 Estimate



Retail Sales

\$5.7B

2024 Estimate

Amenities

Cafe

1. Pearl Fever Tea House
2. Estrella's Montreal Deli & Cafe
3. Starbucks
4. Tim Hortons
5. Lemon Bakery
6. Mc Burney Coffee & Tea House
7. Corner Cafe
8. Twins Coffee
9. Coastal Coffee House
10. Gossip Corner Cafe
11. Java Lova Coffee
12. Sharetea
13. Chachi's

Restaurants

1. Chili House Restaurant
2. Silver Dragon Restaurant
3. Jim's Pizzeria
4. Masala India Bistro
5. Fresco Pizza & Wings
6. Cactus Club Cafe
7. White Spot
8. Nando's
9. Ming & Sing Chinese Express
10. Olive Garden
11. Montana's
12. Ricky's All Day Grill
13. C&U Vietnamese Restaurant
14. Sammy J's
15. Umami Sushi
16. Pizza Factory
17. Dragon Garden
18. Big Star Sandwich Co.
19. NY's Indian Grill & Bar
20. Chuck E. Cheese

Retail/Services

1. Glover Medicine Centre
2. M&M Meat Shops
3. Skechers
4. Michael's nofrills
5. Save-On-Foods
6. Canadian Western Bank
7. Cash Money
8. Payless ShoeSource
9. Running Room
10. Golf Town
11. The Shoe Company
12. Save-On-Foods
13. Shoppers Drug Mart
14. Save-On-Foods
15. Shoppers Drug Mart
16. H Mart
17. Nature's Fare Markets
18. Day To Day Grocery & Produce
19. I.D.A.



Building Features



Excellent location benefits from high visibility and easy access to Highway 10 and the Trans-Canada Highway



Newer build with ample parking



Improved space with multi-tenant capabilities



Dock and grade loading



Excess yard



Heavy power 1600 amp, 600 volt



Elevator accessible



Bare trust share sale

Zoning IL (Light Industrial)

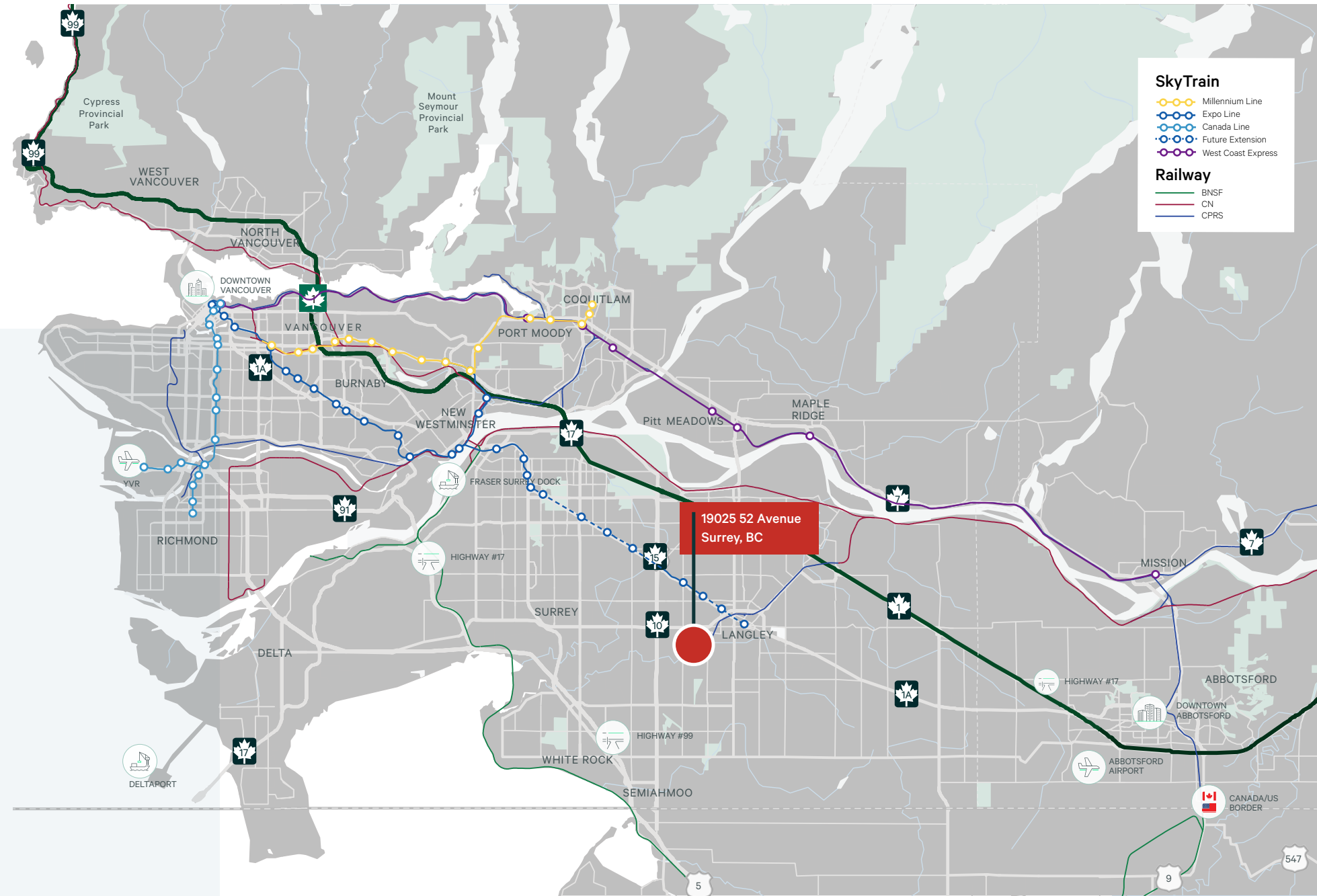
Allows for a light industrial uses, including but not limited to:

- + Light manufacturing and production
- + Research and development facilities
- + Office spaces related to industrial operations
- + Recycling depot
- + Warehousing and distribution
- + Truck storage
- + Limited retail and service commercial uses
- + Trailer storage

Market Overview

Metro Vancouver is Canada's third largest metropolitan area located on the southwest coast of Canada. The industrial asset class in Metro Vancouver has continued to be one of the strongest performers across all real estate asset classes.

	LANGLEY Q1 2025	SURREY Q1 2025	METRO VANCOUVER Q1 2025
Total Inventory	16,264,503 SF	43,317,032 SF	221,763,208 SF
Available Space	1,264,313 SF	2,265,157 SF	10,901,965 SF
Availability Rate	7.8%	5.2%	4.9%
Vacancy Rate	6.8%	2.9%	3.7%
Net Absorption YTD	-4,537 SF	565,101 SF	1,896,287 SF
New Supply YTD	0 SF	152,806 SF	1,165,232 SF
Under Construction	0 SF	940,030 SF	4,779,683 SF
Net Asking Rent	\$19.51 PSF	\$19.58 PSF	\$19.96 PSF



Driving Times

5 MIN

to Langley Bypass
to Highway 10

10 MIN

to Cloverdale
Fraser HWY

25 MIN

to Canada/US
Border

40 MIN

to Fraser Surrey Docks
to Deltaport

50 MIN

to Downtown Vancouver
to Deltaport
to YVR

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Surrey, BC



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