

17288 104A Avenue, Surrey

Building Size: 8,800 SF

Land Size: 1.20 Acres

Mezzanine: 1,810 SF

26' Clear Warehouse Ceiling Height

6 Grade Loading Doors

Commercial Vehicle Inspection Pit

Heavy Power (400 Amp & 600 Volts)

Fully Fenced, Paved & Gated



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Rare opportunity to acquire a freestanding industrial building in Port Kells West. The property features an 8,800 SF drive through loading facility with 26' clear ceiling height, six grade-level loading bays, a truck pit, and a fully paved and fenced 1.20-acre site. The flexible industrial zoning accommodates a wide range of industrial uses. Strategically positioned with quick access to Highway 17, Highway 1, and the Golden Ears Bridge, the property offers excellent connectivity throughout Metro Vancouver and the Fraser Valley. Ideal for businesses seeking efficient, functional space in a well-established industrial location.

Zoning Uses:

The Industrial Park Zone Two IP(2) allows for a diverse range of industrial activities, including general warehousing and distribution, manufacturing, cold storage, assembly, wholesaling, courier services, bus terminals, truck washing and refueling, restaurants, and accessory residential use for an on-site manager.



Property Features:

- Concrete Tilt-Up Construction
- Fully Fenced, Paved and Gravelled
- 26' Clear Warehouse Ceiling Height
- 6 Grade Level Loading Doors (front and rear loading)
- 3+ Washrooms
- 3 Phase, 400 amps, 600 volts power
- Sprinklers
- Radiant tube heating (warehouse)
- Full HVAC office space
- Commercial Vehicle Inspection Pit (33' x3' x 5')
- Low Site Coverage

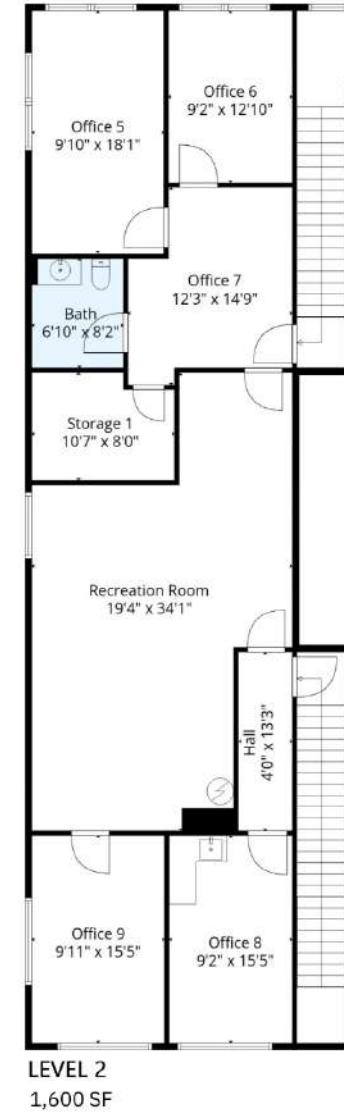
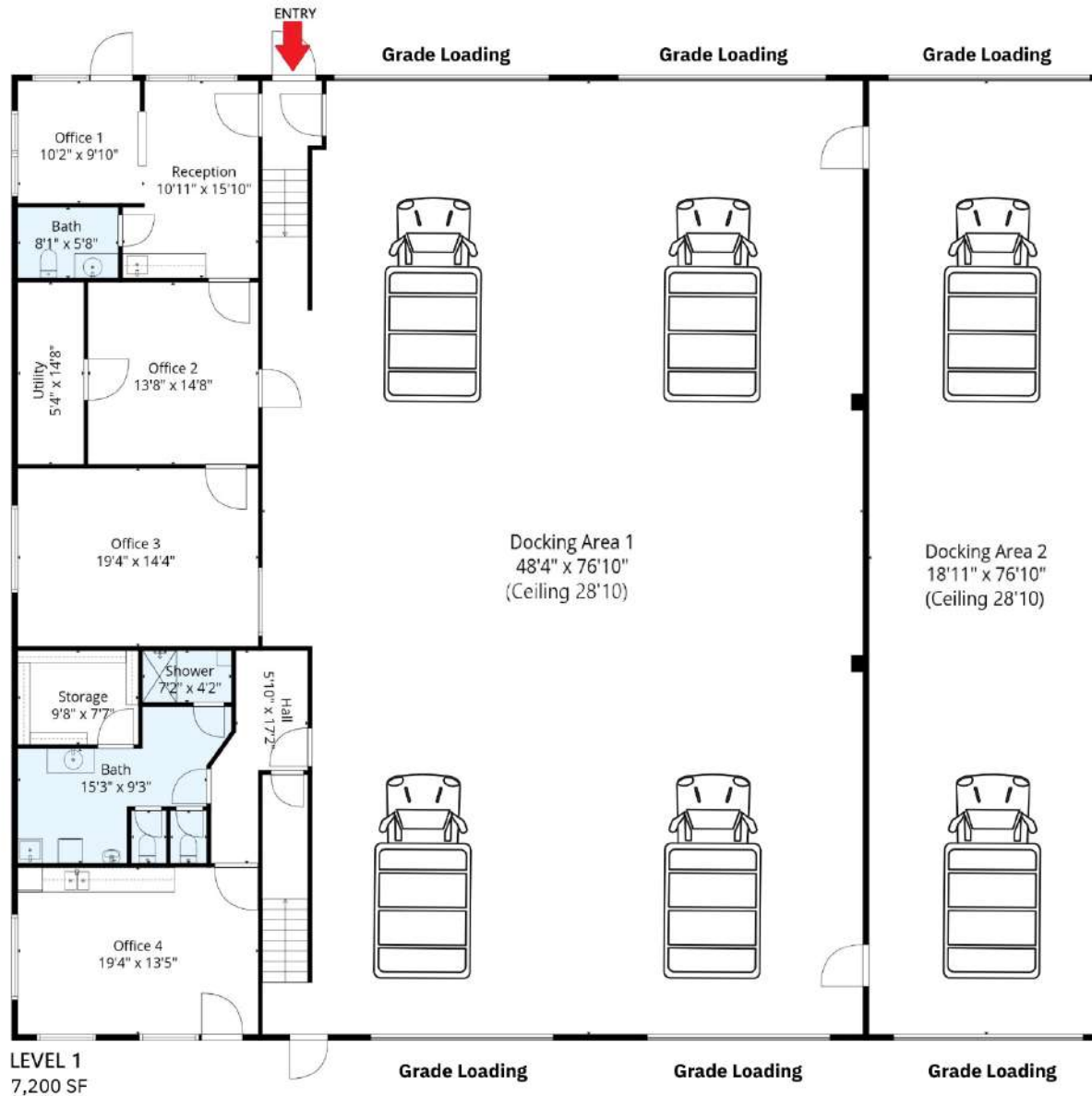
Property Tax:

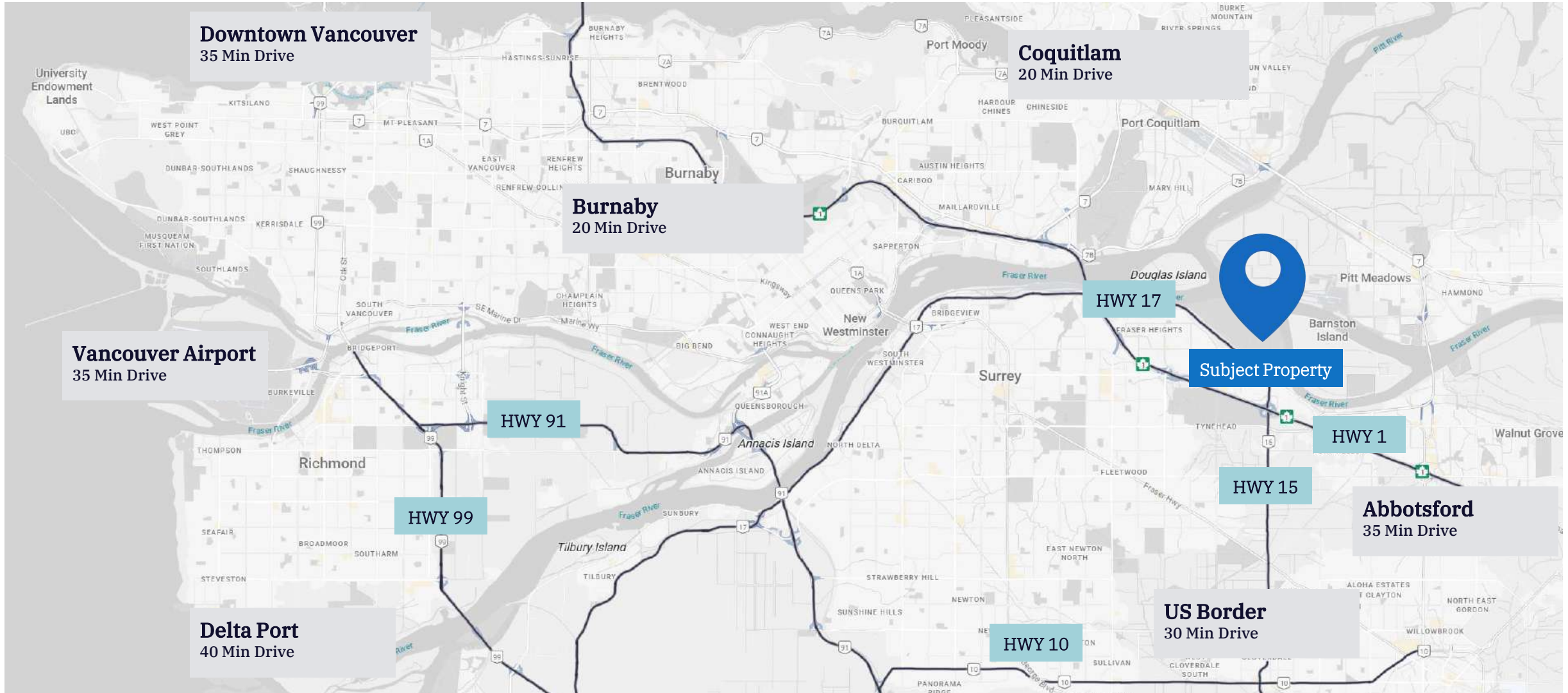
\$85,267.96

Ask Price:

Contact Listing Agent



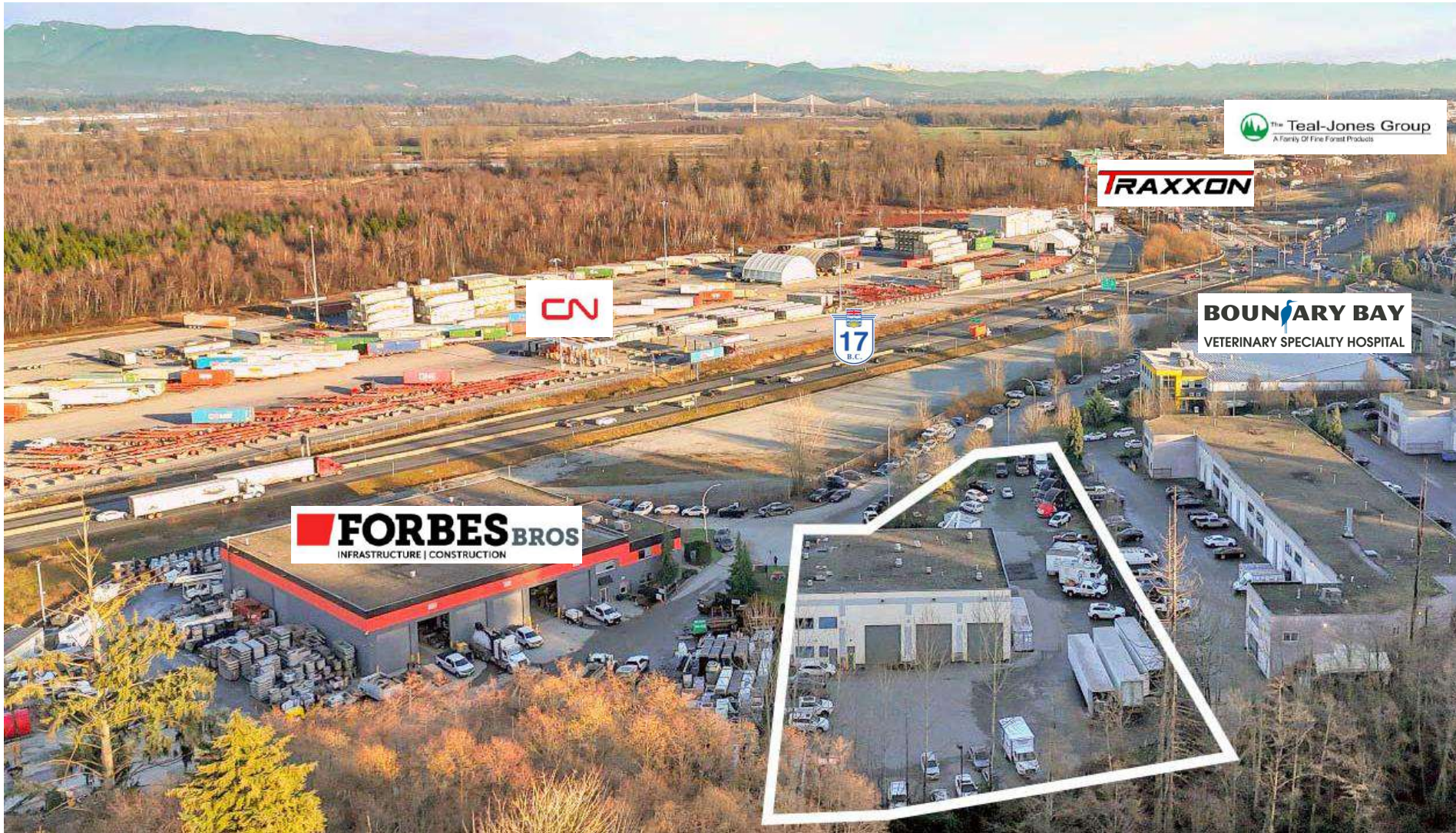












Location Overview

Centrally positioned in Metro Vancouver along the Fraser River, the Property benefits from excellent access to Hwy 1, Hwy 17 (SFPR), and the Golden Ears Connector. Located within the well-established Port Kells industrial area, the surrounding market is supported by strong amenities, a large labour pool, and major occupiers such as:







Focused Industrial

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