

Industrial | For Lease

CBRE

Units 2 & 3

19295 Enterprise Way

Surrey, BC

1,600 SF or 2,280 SF of versatile space with front and rear grade loading, located in Surrey's Cloverdale industrial corridor





Area Overview

Strategic Industrial Hub

Situated in the Cloverdale area of Surrey, this property is part of a well-established industrial zone, ideal for light manufacturing, distribution, and service-based businesses.

Excellent Accessibility

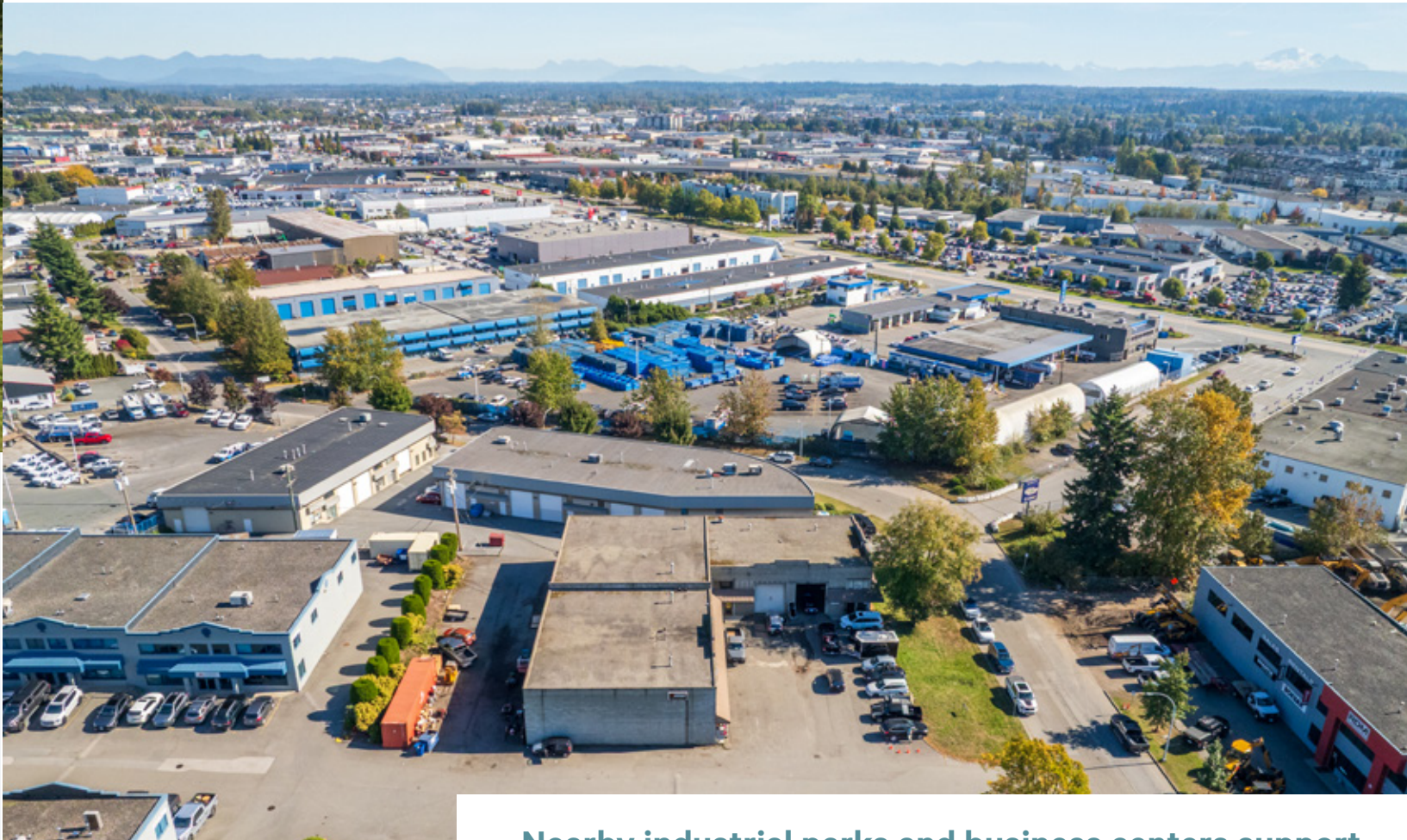
Quick access to Highway 10 and Highway 15, connecting to major routes like Highway 1 and the U.S. border. Close proximity to Fraser Highway, offering convenient transit options and logistics support.

Business-Friendly Environment

Surrounded by a mix of industrial and commercial enterprises, including equipment suppliers, service providers, and logistics firms.

Growing Area

Surrey continues to be one of the fastest-growing cities in BC, making this location attractive for long-term investment and business expansion.



The Opportunity

CBRE Limited and the Integrated Industrial & Logistics Group are pleased to present this unique opportunity to lease two units of versatile light industrial space in Surrey’s Cloverdale industrial corridor, offering excellent access, flexible zoning, and a prime location for growing businesses.

Property Details

Available Area

Unit 2 - 1,600 SF

- Front Loading grade door 12’ x 14’
- Reception
- Washroom

Unit 3 - 2,280 SF

- Rear Loading grade door 12’ x 14’
- Small second floor office
- Reception
- Washroom

Additional Unit Features

- Gas Fired Heaters
- 16’ Clear Height

Zoning

IL (Light Impact Industrial)

Allowing for a wide range of industrial uses with minimal environmental impact.

Basic Lease Rate

\$18.00 per SF

Additional Rent

\$7.55 per SF (2025 est.)

Availability

Immediate



Nearby industrial parks and business centers support networking and supply chain synergy.



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For Lease

Strategically positioned in Surrey's Cloverdale industrial corridor, 19295 Enterprise Way offers seamless access to major transportation routes including Highway 10, Highway 15, and Fraser Highway—connecting businesses to Metro Vancouver, the Fraser Valley, and the U.S. border. This well-established industrial area is home to a diverse mix of service, logistics, and manufacturing companies, making it an ideal setting for operational efficiency and business growth. Nearby amenities, retail centers, and transit options further enhance the convenience and appeal of this prime industrial location.

Notable Neighbours

Universal TV Service Centre

Worldpac Canada

A Tech Solutions

A & B Rail Services

Lindahl Aluminium

Jomker Honda

Langley Hundai

Jellybean AutoCrafters

Langley Chrysler Dog Jeep RAM

Hampton Inn & Suites by Hilton



Drive Times
in minutes

15

Hwy 99

30

YVR Airport

20

Hwy 91

20

Hwy 1

15

CAN/USA
Border

30

Deltaport

20

Fraser Surrey
Docks



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CBRE

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