

FOR LEASE

103 - 17720 65A Avenue, Surrey, B.C.

2,963 SF FLEX WAREHOUSE SPACE IN CLOVERDALE



Marcus & Millichap

Alex Girling

Associate Director

(236) 986-8653

Alex.Girling@MarcusMillichap.com

Gareth Wintjes

Associate

(778) 915-1713

Gareth.Wintjes@MarcusMillichap.com

OPPORTUNITY

Presenting a versatile flex warehouse leasing opportunity in the sought-after Cloverdale Business Centre, developed and managed by Qualico Properties. Featuring 1,913 SF on the ground floor plus a 1,051 SF concrete mezzanine, the unit offers exceptional flexibility for a wide range of business uses.

The ground floor provides an open warehouse area with a grade-level loading door and kitchenette, while the mezzanine level offers an impressive open space with abundant natural light through floor-to-ceiling windows. Additional features include 3-phase electrical, 22' clear ceiling height, dedicated parking stalls, and easy access to transit, Highway 15, Highway 10, and the retail amenities of Cloverdale Crossing.

Zoned IB – Business Park General Industrial, suitable for a variety of industrial and general service uses.

Please contact agent for further details and to arrange a tour.



HIGHLIGHTS



2,963 SF Flex Warehouse



Grade Loading



Excellent Curb Appeal



Professional Landlord



Basic Rent: Contact Agent



PROPERTY DETAILS

Civic Address: 103 – 17720 65A Avenue, Surrey, B.C.

Total Improved Area:	Ground Floor:	1,913 SF
	Mezzanine:	1,051 SF
	Total:	2,963 SF

Ceiling Clear Height: 22'

Power: 100A - 600V - 3 Phase

Heating: Gas Fired

Parking: 3 dedicated on-site, ample street parking



4 KEY DETAILS

Availability: Contact Agent

Zoning: IB

Base Rent: Contact Agent

Additional Rent (est. 2026) \$10.46/SF

LOCATION OVERVIEW



Cloverdale, known for its historical significance, is now increasingly recognized as a desirable commercial center due to its strategic location and the ongoing growth of surrounding residential communities. The development of the new Surrey Hospital will only further increase the area's competitive edge.

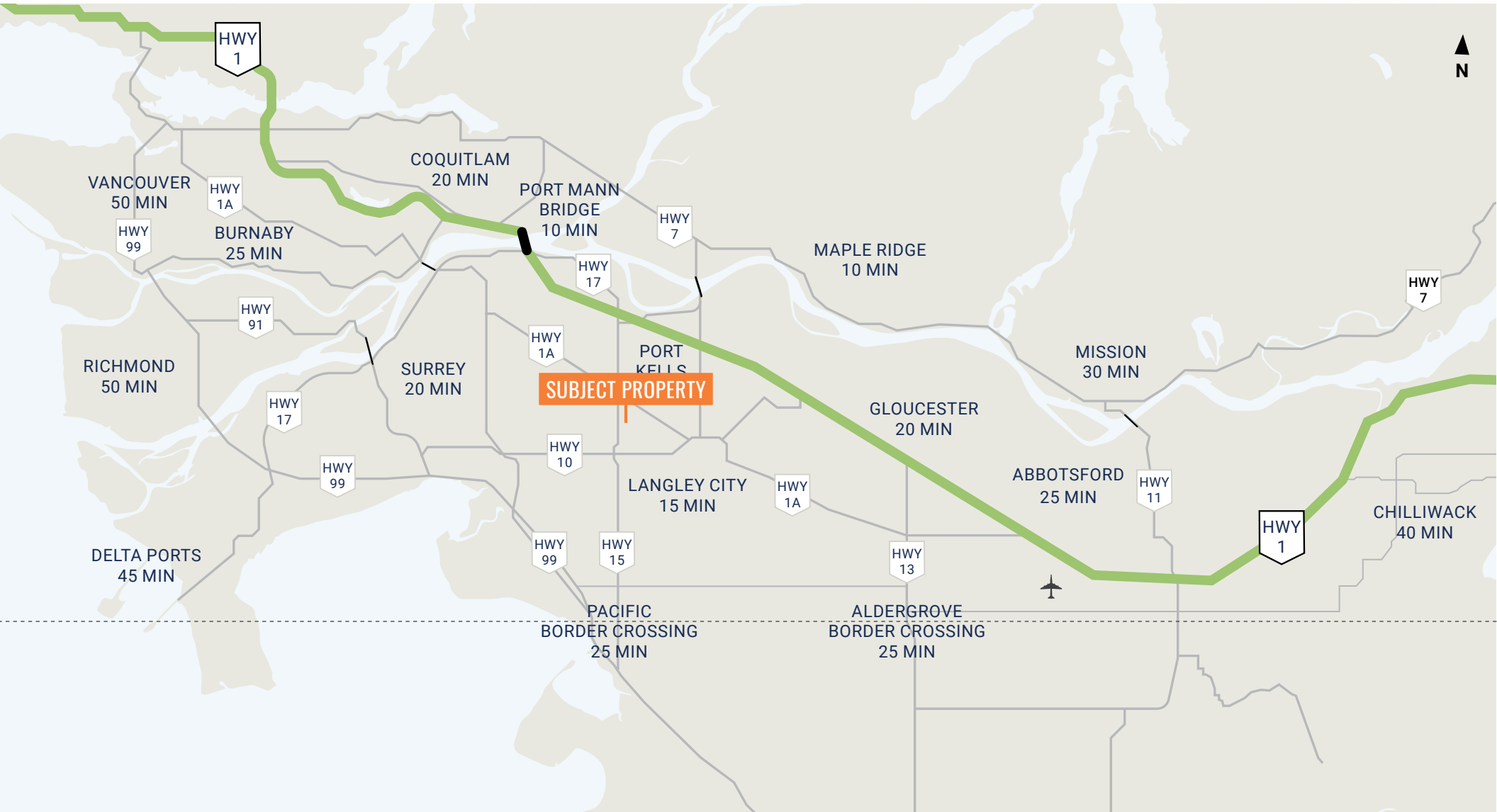


LEGEND

- | | | | |
|---|---------|---|-------------|
|  | Gas |  | Restaurants |
|  | Transit |  | Coffee |
|  | Hotels |  | Retail |

DRIVE TIMES

Situated in a central and highly accessible location, this property offers superior connectivity to major arterial routes and communities across the Lower Mainland. Highway 10 and Highway 15 provide direct access to regional routes, while the Pacific Highway Border Crossing is only 15 minutes to the south, ensuring efficient local and cross-border transportation.



Marcus & Millichap

Alex Girling

Associate Director

(236) 986-8653

Alex.Girling@MarcusMillichap.com

Gareth Wintjes

Associate

(778) 915-1713

Gareth.Wintjes@MarcusMillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street

Vancouver, B.C. V6E 4M3

(604) 638-2121



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.