

**AVISON
YOUNG**

For Sale or Lease

5465 Production Boulevard, Surrey, BC

43,068 sf manufacturing facility with high-quality office improvements
on 3.25 acres in Cloverdale



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OPPORTUNITY

Avison Young is pleased to present the opportunity to purchase or lease a 43,068 sf freestanding industrial building on 3.25 acres in Surrey's highly coveted Cloverdale industrial area. This well-maintained, manufacturing-style facility features a clear-span warehouse area, multiple overhead cranes, five grade-level loading doors, two-levels of improved office space and paved, excess yard area for outside storage and parking.



PROPERTY DETAILS

AVAILABLE AREA

Warehouse	37,249 sf
Ground floor office	3,173 sf
Second floor office	2,646 sf
Total	43,068 sf

Excess yard	26,000 sf
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**Measurements to be verified by Purchaser / Tenant*

GROSS SITE AREA

3.25 acres (2.75 acres net site area)

SITE COVERAGE

33% based on net usable area

ZONING

IH - High Impact Industrial Zone permits a wide range of high impact industrial uses, including but not limited to manufacturing, automotive services, warehousing, distribution and processing.

PID

027-100-707

LEGAL DESCRIPTION

Lot 4 Section 3 Township 8 New Westminster
District Plan BCP30413

LEASE RATE

Building	\$20.00 psf, net
Excess yard	\$4.00 psf, net

ADDITIONAL RENT (2026 ESTIMATE)

\$5.00 psf

ASKING PRICE

\$21,950,000

AVAILABILITY DATE

November 1, 2026 or earlier upon request

WAREHOUSE FEATURES



Concrete tilt-up construction



26'5" ceiling height under the Q deck
and 28'6" to the roof



Five (5) grade-level loading doors



1200 amps, 600 volts, 3-phase
electrical service



Skylights throughout



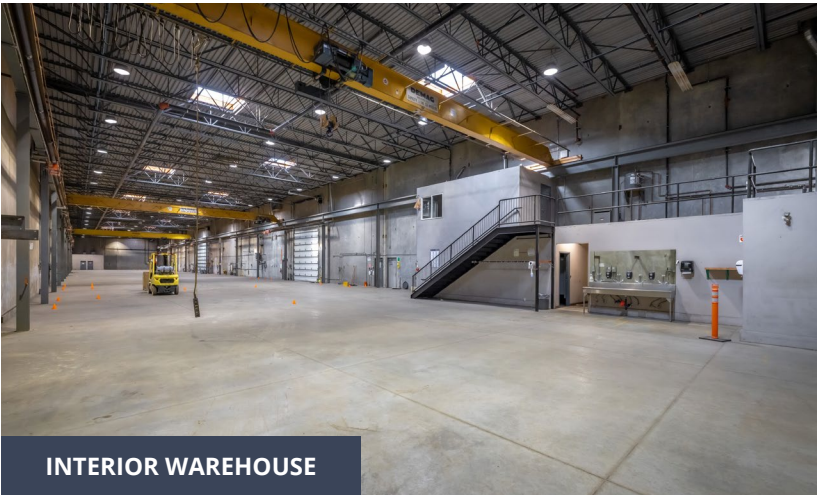
Multiple overhead cranes



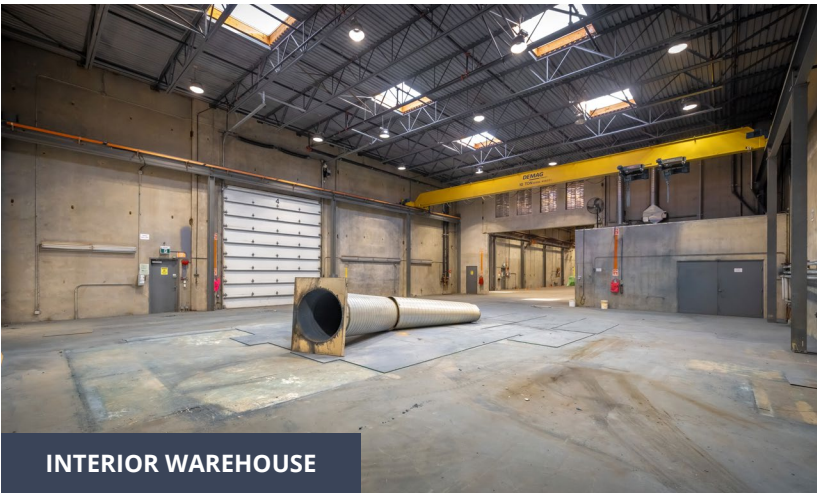
Fully sprinklered



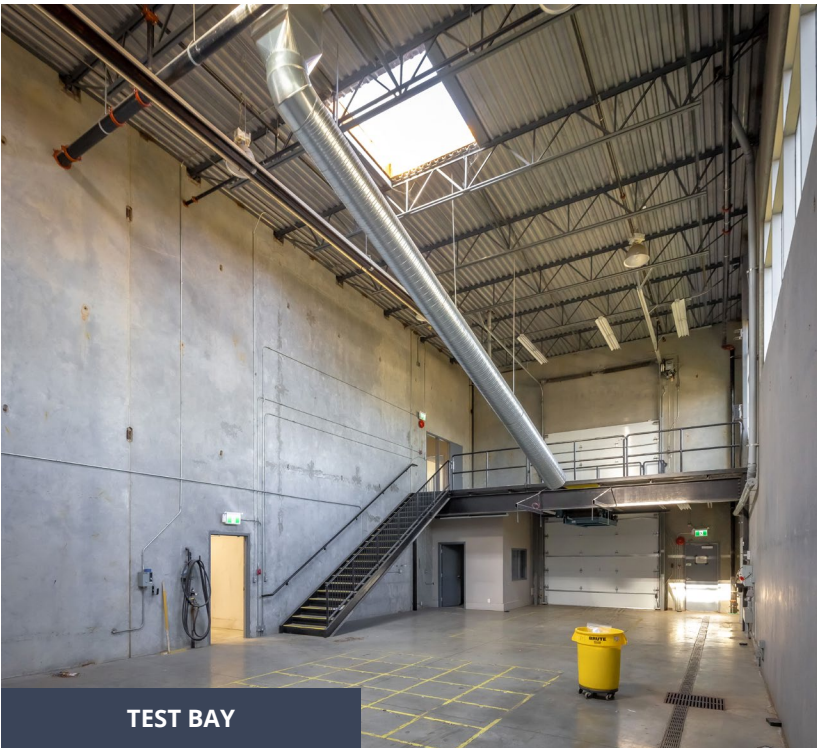
Paved and fenced excess yard area for
outside storage and parking



INTERIOR WAREHOUSE



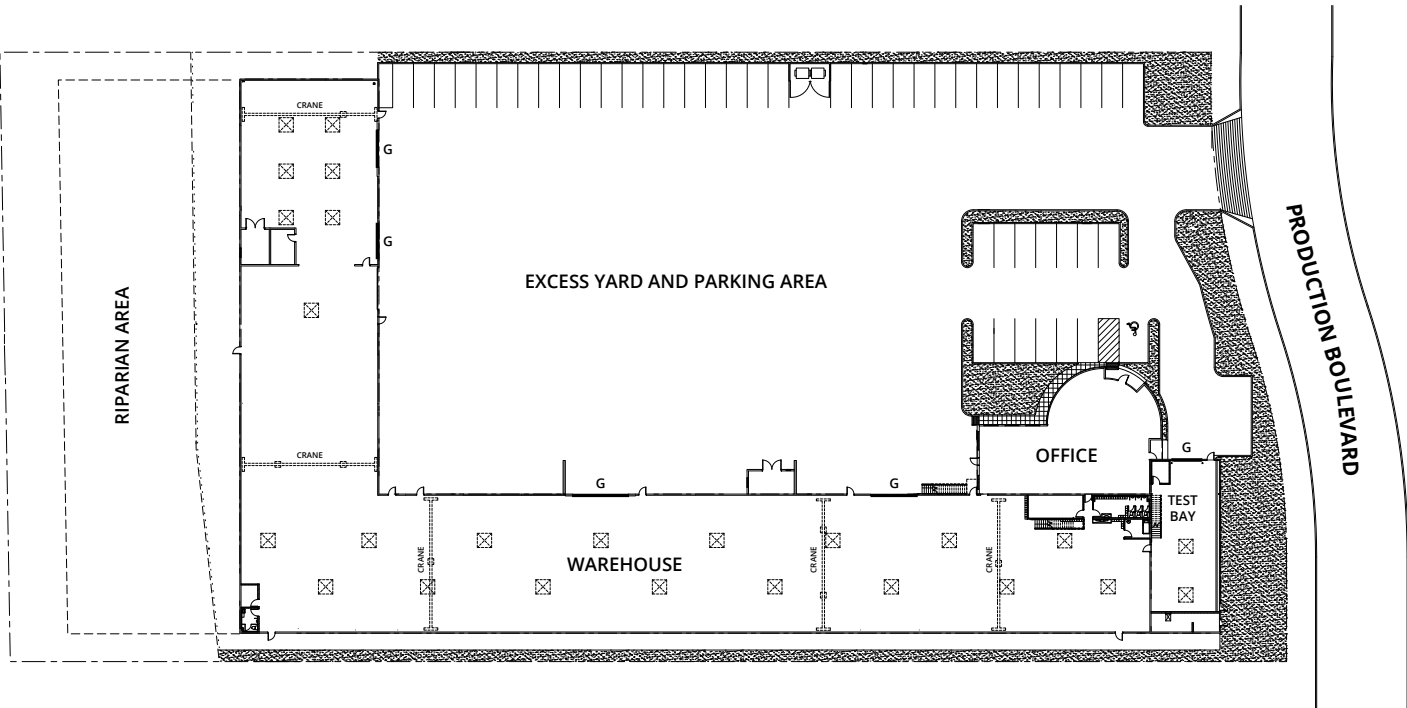
INTERIOR WAREHOUSE



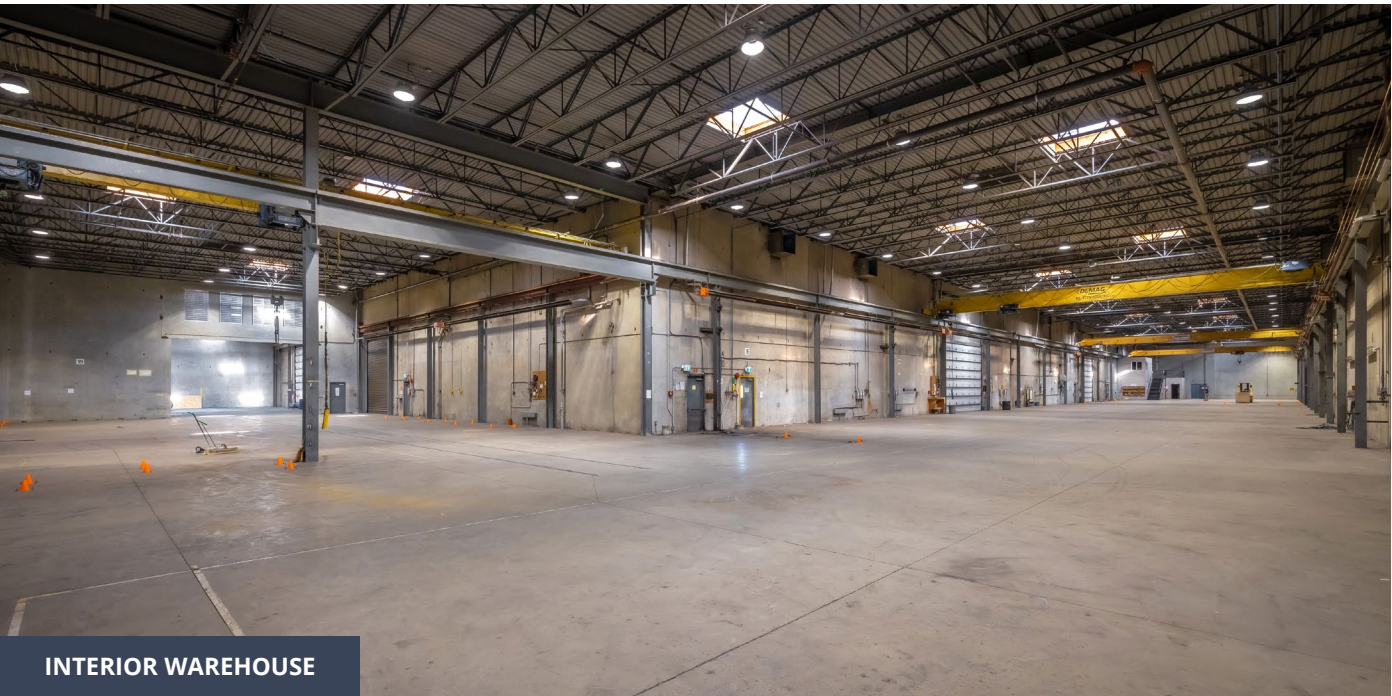
TEST BAY

SITE PLAN

GROUND FLOOR WAREHOUSE AND EXCESS YARD



G = Grade loading door



INTERIOR WAREHOUSE

OFFICE FEATURES



Two levels of extensively improved office space



Impressive two-storey foyer and reception area with floor-to-ceiling windows and curved stairwell



Ground floor is improved with private offices, lunchroom, storage rooms, multiple washrooms and shipping/receiving area



Second floor is improved with a reception area, boardroom, private offices, kitchenette, multiple washrooms and shower facilities



HVAC throughout



Tiled and carpeted flooring



Extensive glazing and ample, natural light



T-bar ceiling



52 on-site parking stalls



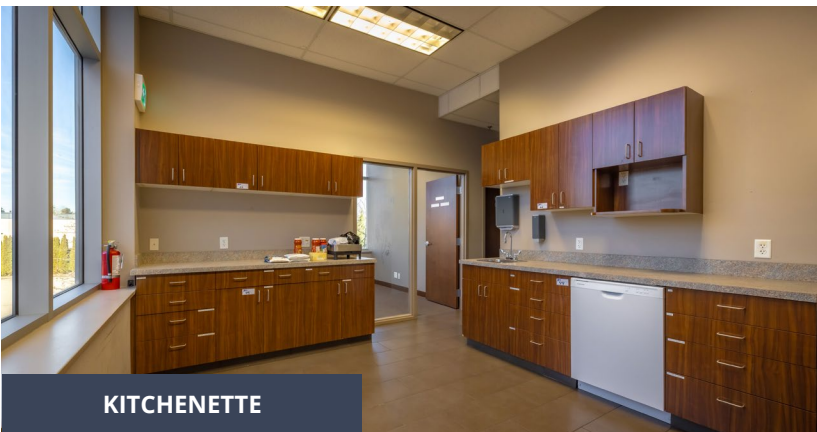
FOYER



RECEPTION



OFFICES

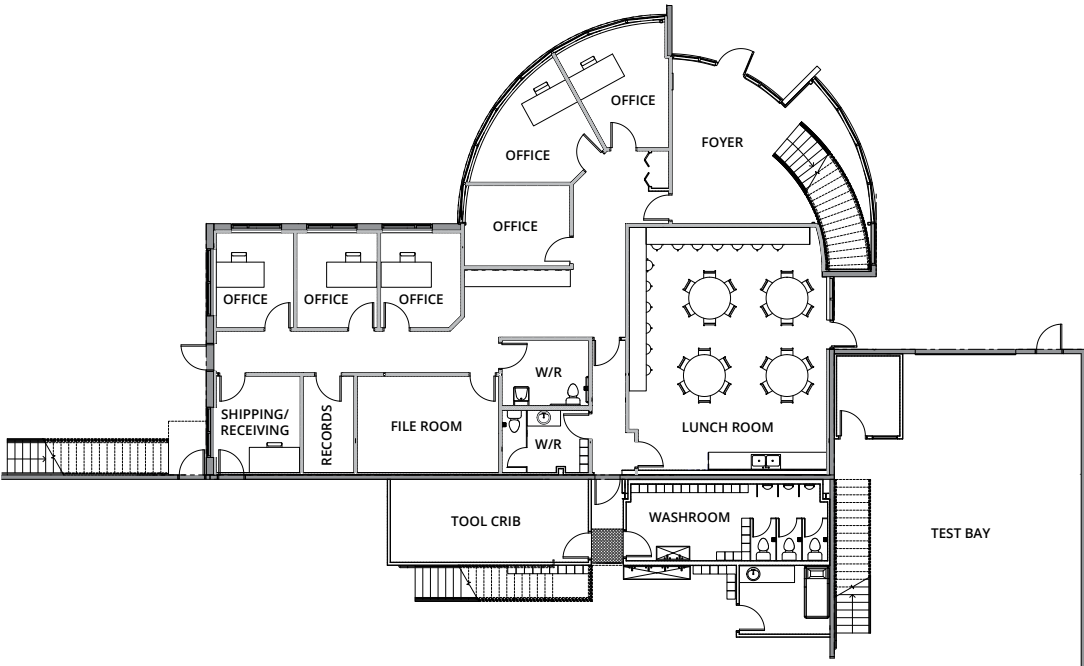


KITCHENETTE

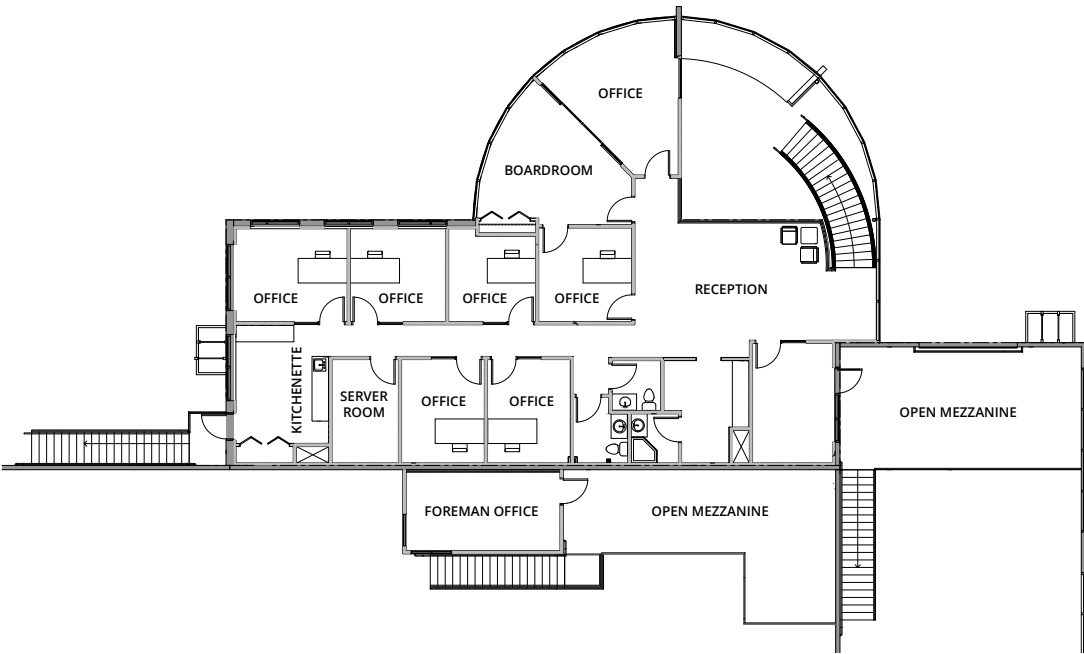
OFFICE FLOORPLANS

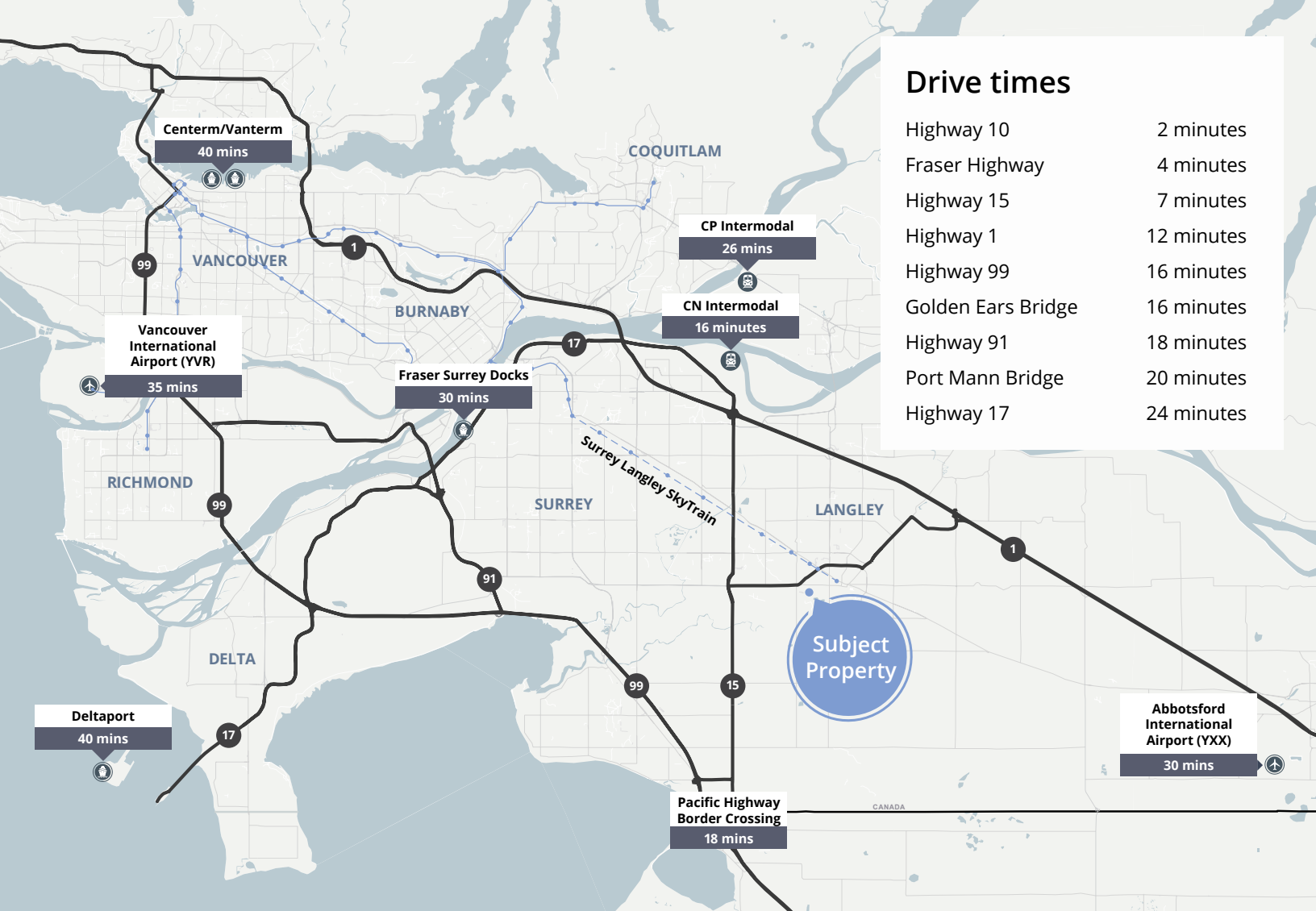


GROUND FLOOR



SECOND FLOOR





LOCATION

Strategically located on the west side of Production Boulevard and south of 56th Avenue, the property sits within the highly sought-after Cloverdale industrial area. This prime location offers exceptional connectivity, positioned just a two-minute drive from Highway 10 and providing convenient access to major transportation corridors including Highway 15, Fraser Highway, Highway 99, and Highway 1.

Occupiers will also benefit from close proximity to a wide range of amenities, including restaurants, retail, and essential services located in nearby Langley City.

Contact for more information

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