



- ▶ **2,207 SF of Industrial Space**
- ▶ **Centrally Located in Cloverdale**

Location

The subject property is centrally located in Cloverdale, just east of Highway 15 on 66A Avenue. The property offers excellent access to Pacific Highway (Highway 15), Trans-Canada Highway (Highway 1), Highway 10, and the South Fraser Perimeter Road (Highway 17). There are an abundance of amenities nearby the property including Cloverdale Crossing and the Brick Yard Station retail centres on Highway 15, and Cloverdale Square Village on Highway 10.

Grant Basran

Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal

Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

Sebastian Espinosa CCIM, SIOR, RI

Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

FOR SALE | INDUSTRIAL

#410 - 17665 66A AVENUE

SURREY, BC

Legal Description

STRATA LOT 39 SECTION 17 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2467 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1; PID: 023-957-221

Features

- ▶ Grade loading (12' x 14')
- ▶ Forced-air heater
- ▶ Metal halide lighting
- ▶ Sprinklered
- ▶ Ceiling fans
- ▶ Handicap washroom
- ▶ 18' clear ceilings

Zoning

IB-Business Park Industrial ([click to view bylaw](#))

Available Space

Warehouse	1,732 SF
Office	475 SF
Total	2,207 SF

Strata Fees

\$467.67 per month

Property Taxes

\$11,804.91 (2025)

Asking Price

\$1,150,000

Availability

Contact Broker



Grant Basran

Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal

Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

Sebastian Espinosa CCIM, SIOR, RI

Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com