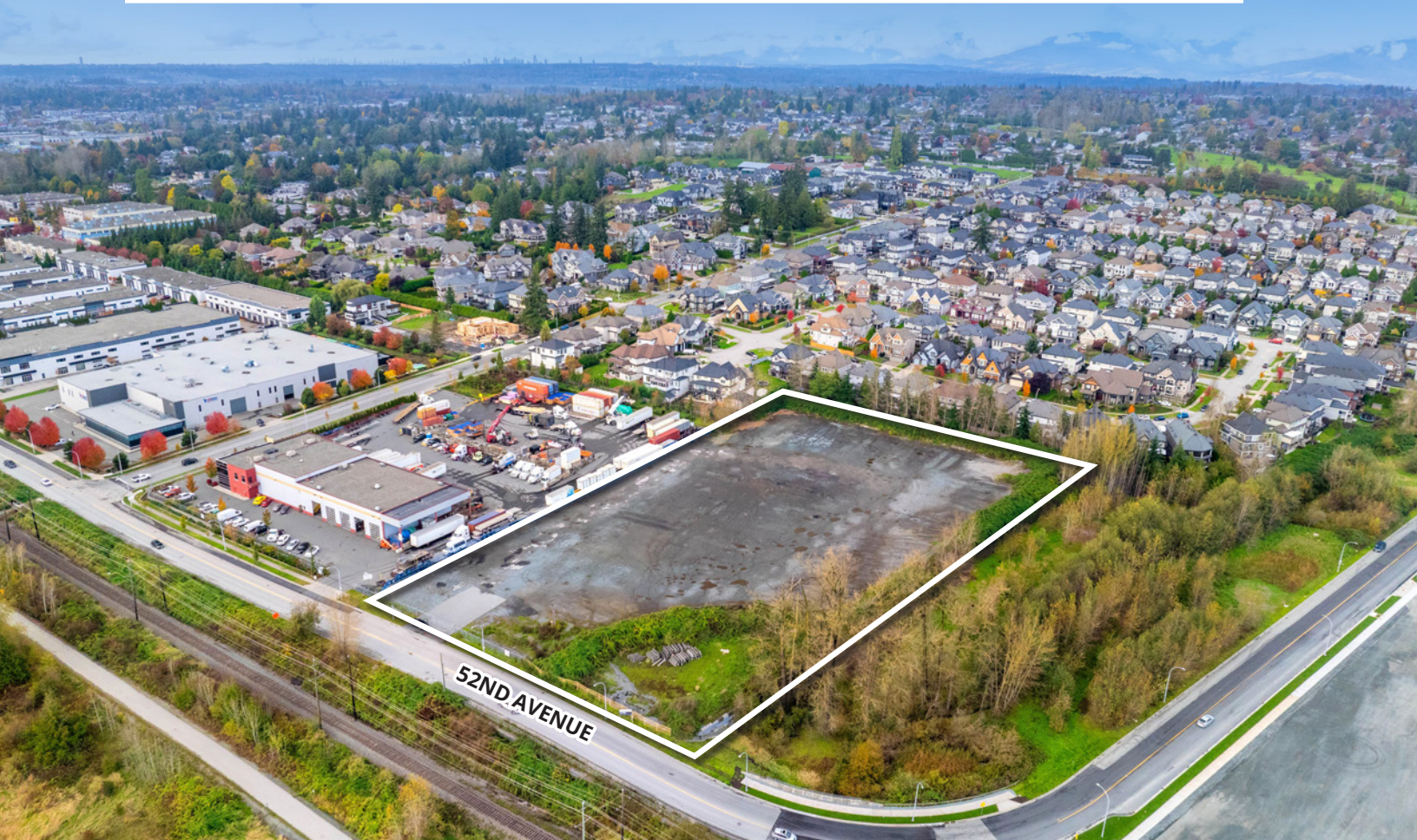


For Sale or Lease

18875 52nd Avenue

Surrey, BC

**4.68 acre industrial property in Cloverdale with Light Impact (IL) zoning,
suitable for development or outside storage / trailer parking**



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**AVISON
YOUNG**

Rarely available 4.68 acre industrial property in Cloverdale with Light Impact (IL) zoning

18875 52nd Avenue
Surrey, BC



Property details

SITE AREA

Gross 4.68 acres (203,810 sf)

Net 4.29 acres (186,872 sf)

PID

012-203-238

LEGAL DESCRIPTION

Lot 2 Section 4 Township 8 New Westminster District Plan 1461 except the North Half and Plan EPP38856

PROPERTY TAXES (2025)

\$204,862.07

AVAILABLE REPORTS

- Riparian Area
- Geotechnical
- Environmental
- Topographical Survey

AVAILABILITY DATE

Immediate

ASKING PRICE / LEASE RATE

Please contact the listing agents

Opportunity

Avison Young is pleased to offer the opportunity to purchase or lease a rarely available 4.68 acre industrial property in Cloverdale with Light Impact (IL) zoning. The property is one of the last undeveloped industrial properties in the South Cloverdale area and is suitable for development or outside storage / trailer parking.







Zoning

IL (Light Impact Industrial) allows for a wide range of industrial uses, including but not limited to warehousing, distribution, outside storage, transportation, automotive service, vehicle storage and industrial equipment rentals.

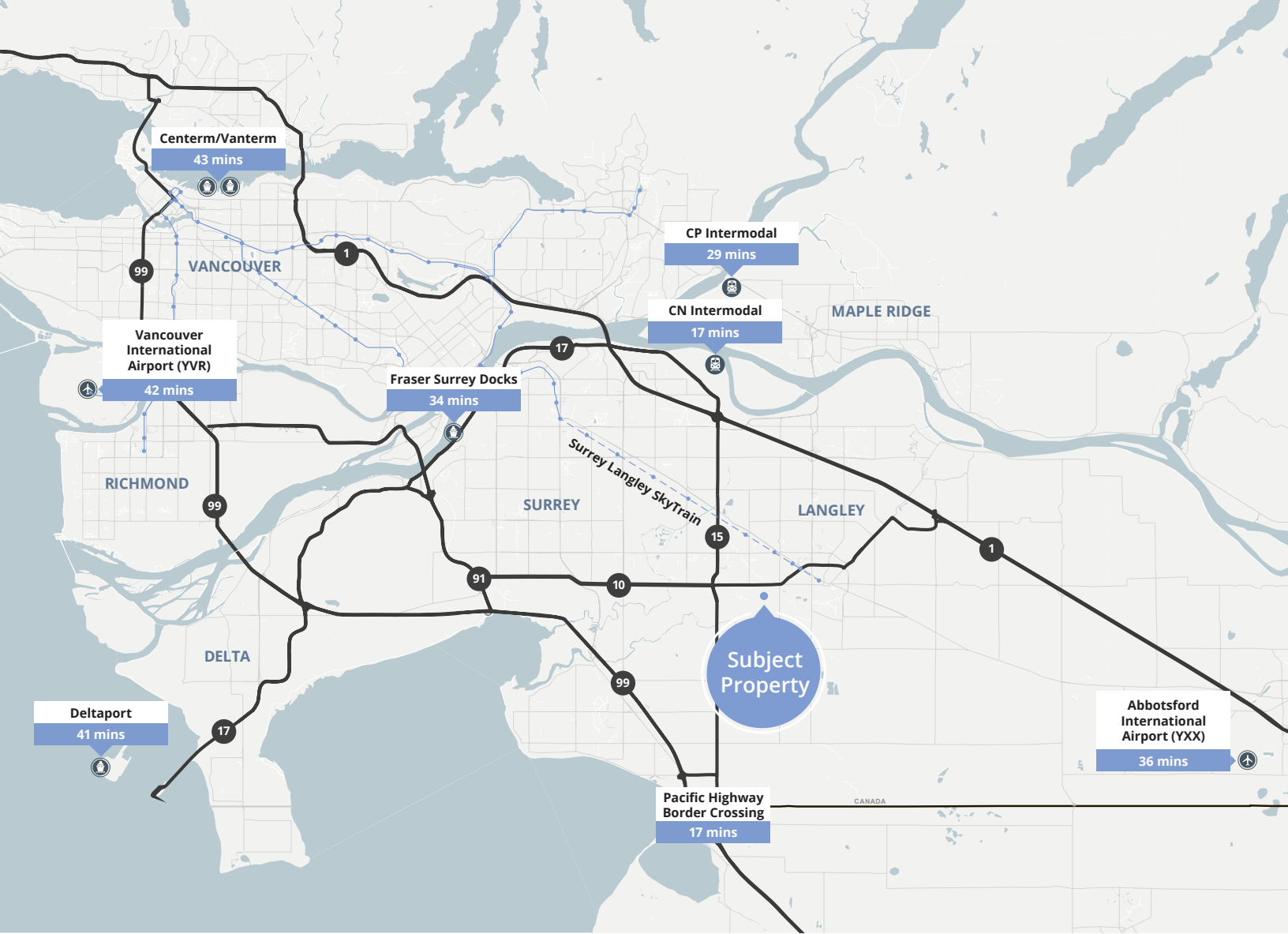
Location

The property is strategically located just north of 52nd Avenue and east of 188th Street within Surrey's South Cloverdale industrial area. This prime location offers convenient access to key transportation routes, including Highway 10, Highway 15, Highway 99, Highway 1, and is a mere 3-minute drive to Langley City.

Key features

-  4.68 acre rectangular-shaped industrial property with Light Impact (IL) zoning
-  One of the last remaining undeveloped industrial-zoned parcels in South Cloverdale
-  349' of frontage along 52nd Avenue
-  Development Permit approved for a 101,620 sf warehouse
-  Building Permit in process with the City of Surrey
-  Zoning permits outside storage or trailer parking
-  Close proximity to Highway 10, Highway 15 and Langley City





DRIVE TIMES

Highway 10	2 minutes
Langley City	3 minutes
Highway 15	6 minutes

Fraser Highway	6 minutes
Highway 99	16 minutes
Canada / US Border	17 minutes

Highway 1	18 minutes
Highway 91	21 minutes
Highway 17	22 minutes

Contact for more information

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