

FOR LEASE

17848 65A AVENUE

SURREY, BC



26,205 SF Manufacturing Facility with Dock and Grade Loading

Just two blocks from 176th Street and minutes to the Fraser Highway and Trans-Canada Highway.

PROPERTY FEATURES

LOCATION

Located in Cloverdale, this property offers unparalleled access for businesses looking to streamline operations. Just east of 176th Street on 65A Avenue, the site is minutes from Langley City's extensive amenities and services. With quick connections to the Fraser Highway and Trans-Canada Highway, and only 15 minutes from the U.S. Border and Pacific Truck Crossing, this location is perfectly positioned for efficient local and cross-border distribution.

BUILDING AREA

Warehouse 26,205 SF

Total 26,205 SF

FEATURES

- Concrete tilt up construction, built in 2001
- 22' clear ceilings
- LED Lighting
- Sprinklered throughout
- Heavy power
- 500 lbs PSF floor load capacity
- Dock loading platform with two levelers plus oversize grade loading
- Two points of access with a direct connection to 64th Avenue

ZONING

IB - Business Park Zone

ASKING LEASE RATE

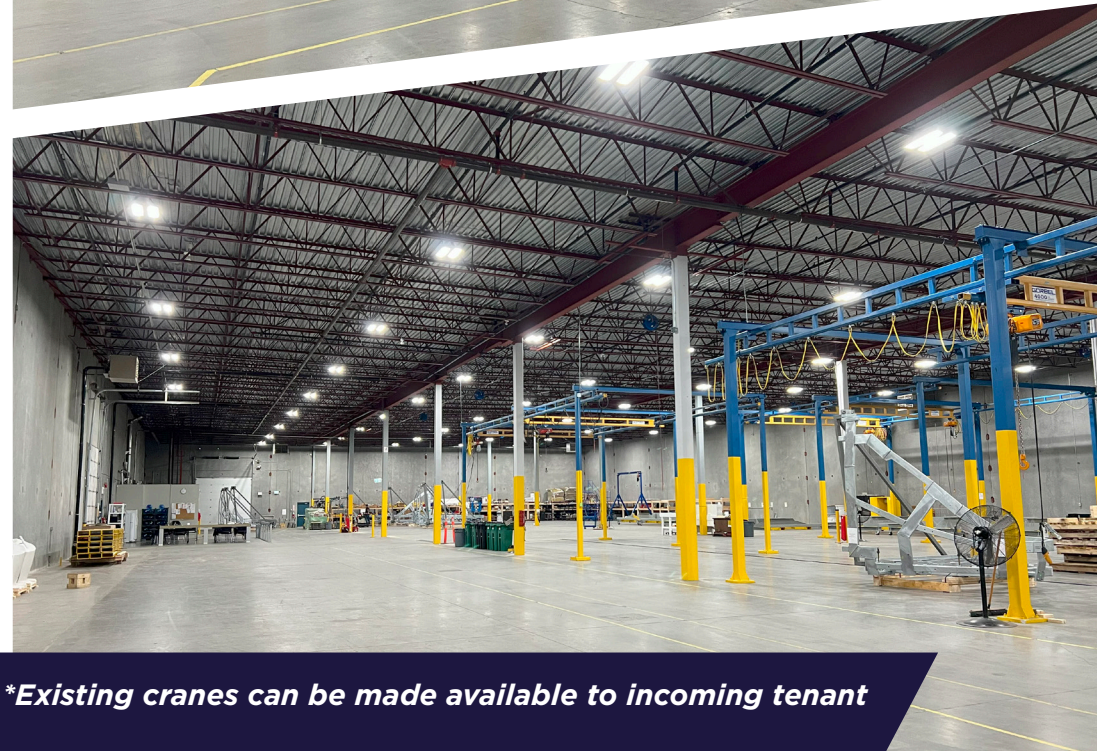
\$17.95 PSF

ADDITIONAL RENT

\$5.07 PSF + 5% mgmt. fee
(2026 estimate)

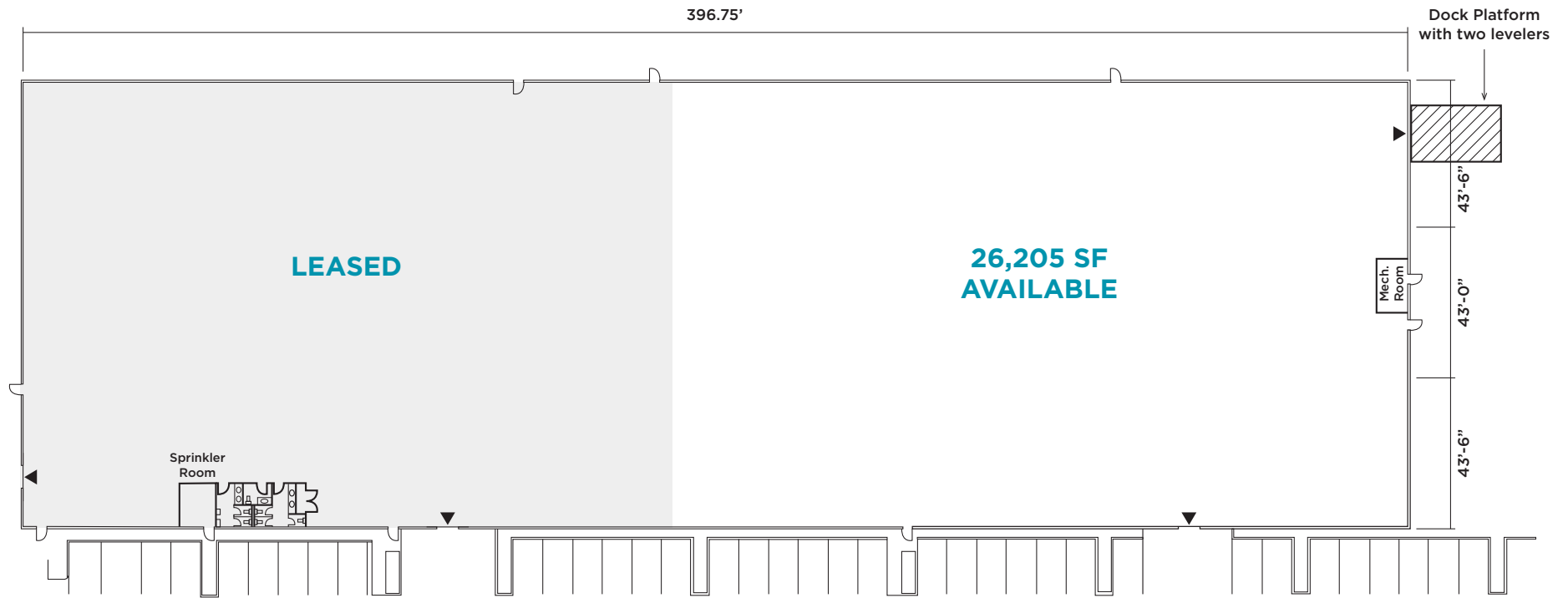
AVAILABILITY

Immediate



**Existing cranes can be made available to incoming tenant*

PROPERTY SITE PLAN



Legend:

▲ G-Grade Doors



AVAILABLE
26,205 SF

PROPERTY PHOTOS



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