

**FURTHER
REDUCED PRICE**

Colliers

FOR SALE

8657 132 Street, Surrey

28,916 SF
Freestanding
Warehouse
Facility on
3.65 Acres

86 Avenue

132 Street



Property Overview

Civic Address

8657 132 Street, Surrey

Zoning

IL (Light Impact Industrial) allowing for a wide variety of warehouse, distribution, manufacturing and transportation industry orientated uses

Building Breakdown*

| | |
|--------------|------------------|
| Warehouse | 24,708 SF |
| Office | 4,208 SF |
| TOTAL | 28,916 SF |

Loading

Four (4) grade loading doors (12' x 14')

Power

400 amp, 600 volt, 3-phase (reported, to be independently verified)

Lighting

Upgraded LED lighting in east side of building, metal halide in west side

Heating

Forced air heating units throughout the warehouse area

Cranes

Two (2) 5 ton cranes
Six (6) jib cranes

Taxes (2025)

\$183,858.80

FURTHER REDUCED PRICE

\$19,999,999

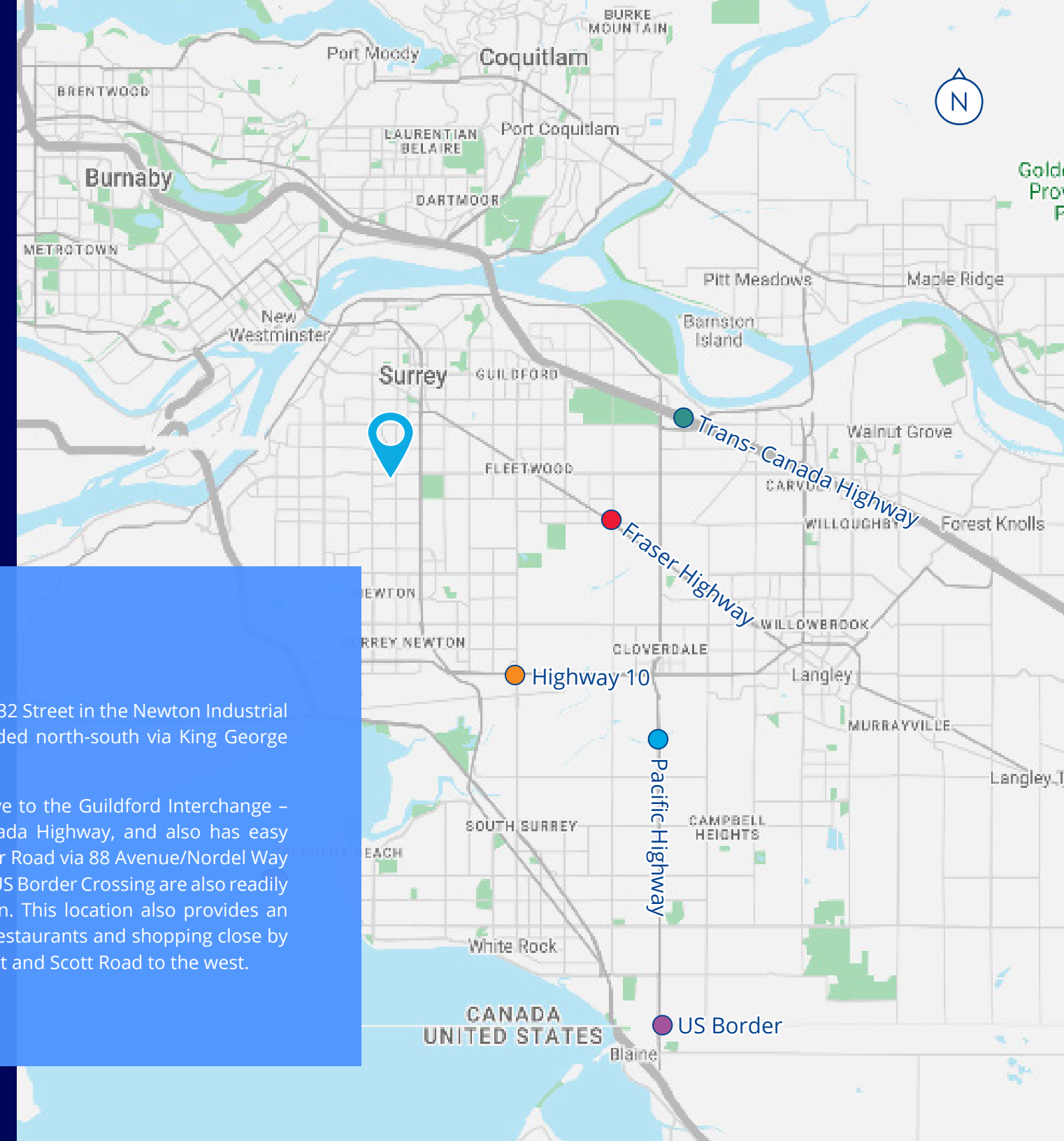


- Pacific Highway**
25 minutes
- Highway 10**
15 minutes
- Fraser Highway**
10 minutes
- Trans-Canada Highway**
20 minutes
- US Border**
35 minutes

Location

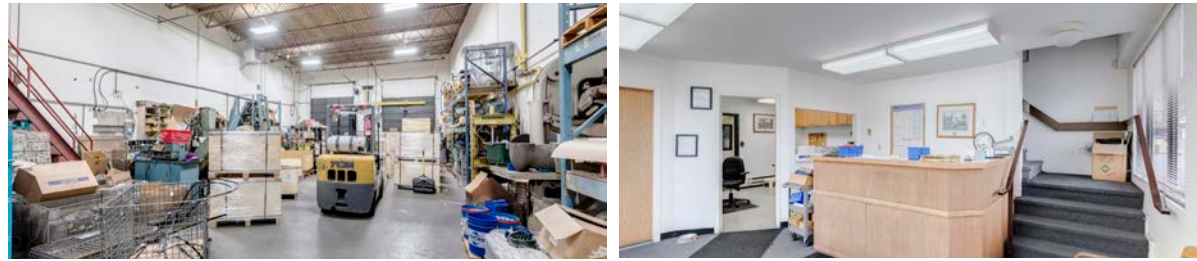
The subject property is located on 132 Street in the Newton Industrial area of Surrey, BC. Access is provided north-south via King George Blvd and east-west via 88 Avenue.

The subject property is a short drive to the Guildford Interchange – providing access to the Trans-Canada Highway, and also has easy access to the South Fraser Perimeter Road via 88 Avenue/Nordel Way to the west. Highway 10, 15 and the US Border Crossing are also readily accessible from this central location. This location also provides an abundance of amenities including restaurants and shopping close by on both King George Blvd to the east and Scott Road to the west.



Property Features

- Freestanding Industrial building with expansion potential ideal for owner users
- Third floor storage area for records - approximately 353 SF
- 20' ceiling height in warehouse/manufacturing area
- Office area on two floors
- Excess land for outside storage or redevelopment, fenced and gated
- Frontage along 132 Street (238 ft) and 86 Avenue (614 ft)
- Multiple points of access and egress
- Good truck turning radius and maneuverability
- Opportunity exists to multi-tenant the current building or to construct additional warehouse space on site for rental income
- Twenty-seven (27) onsite parking spots





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