

**Court
Ordered Sale
Major Price Reduction**



19025 52 Ave | Surrey, BC

FOR SALE | Modern 88,812 SF multi-tenant industrial building in Cloverdale Industrial Park

Sam Nakhleh

Personal Real Estate Corporation

Senior Vice President

604 691 6668 | snakhleh@naicommercial.ca

19025 52 Ave
Surrey, BC

Opportunity

To acquire a 100% freehold interest in a modern multi-tenant industrial building located in the Cloverdale Industrial Park in Surrey, BC via the court ordered conduct of sale process.

The 88,812 SF building is suitable for manufacturing, warehouse and recreational uses and offers 26' to 28' foot ceilings. The property is ideal for investors and owner occupiers alike.

Location

The property is located within the Cloverdale neighbourhood of Surrey and more specifically in the Cloverdale Industrial Park. The Property is situated on the north side of 52nd Avenue which extends east to 192nd Street.

Transportation routes within the immediate area include Highway 10 (56th Avenue), 200th Street, Fraser Highway and Highway 15 providing easy access to surrounding areas. Highway 10, located just a few blocks north of the property, is the main route through the subject neighbourhood and extends east from Delta to Langley.

The property is well located for a variety of industrial warehouse/ office and recreational uses given the location within an emerging industrial area within the Cloverdale Industrial Park of Surrey that includes a mix of occupants and is in proximity to major arterials and surrounding markets.

Improvements

The property is improved with a multi-tenant, free-standing, industrial warehouse/office building situated on the center of the property with the balance predominately asphalt paved and utilized for parking, loading and circulation. The property comprises a gross site area of $\pm 197,719$ sq.ft. Based upon a total gross ground floor building area of $\pm 82,130$ sq.ft., we calculate that the site coverage is approximately $\pm 41.5\%$.

The building was constructed circa 2017 and is of prefabricated insulated steel frame construction with painted metal cladding exterior walls. The building has reinforced concrete slab flooring and a metal roof deck with ceiling heights of 26'-28' feet supported by open steel web trusses. The building is fully sprinklered and has 3 phase power.

Please note that some interior improvements were made without permits, as such the building does not have a final occupancy permit. Contact the listing agent for more details.

Salient Details

Legal Description

Lot 1 Section 4 Township 8 New
Westminster Land District Plan EPP56928
PID: 029-899-168

Building Size

88,812 SF

Site Size

4.54 acres

Power

1600 amp, 600 volt (to be confirmed)

Loading

4 dock, 7 oversized grade

Zoning

IL - This zone is intended to accommodate and regulate the development of light impact industry, transportation industry, warehouses, distribution centres and limited office and service uses.

Gross Taxes (2025)

\$301,598.21

Tenancy

Contact listing agent for details.

Proforma Net Operating Income (fully leased)

\$1,598,616 (est. 2026)

New Price

\$28,800,000 (\$325 PSF)

All offers subject to Court approval





HWY 10

10

192 ST

19025
52 AVE

52 AVE

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NAICommercial

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NAI Commercial
1300-1075 W Georgia St
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca