

An aerial photograph of an industrial park. A large, modern warehouse with a blue roof is highlighted with a blue border. The surrounding area includes other industrial buildings, parking lots filled with cars and trucks, and a road. In the background, there is a residential area and a body of water under a clear blue sky.

Colliers

Cross Dock Warehouse* with Office & Trailer Parking **For Lease**

17735 1st Avenue, Surrey

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**Option to be licensed as a bonded or sufferance warehouse subject to CBSA approval*

Opportunity

This cross dock warehouse in South Surrey offers a highly functional blend of distribution and modern occupier amenities. The facility provides direct access to the Pacific Highway border crossing, which makes it an ideal solution for companies with cross border logistics. The warehouse features a fully equipped cross dock configuration and an office component to support operations.

A covered loading area allows for both grade and dock loading capabilities. The property includes additional trailer parking and increased maneuverability. On site amenities include a fitness center, security, janitorial services, and an on site restaurant for staff convenience.

This is a rare opportunity in the South Surrey market for users seeking a highly functional, amenity rich distribution facility with immediate highway and border connectivity.



Salient Facts

Civic Address	17735 1 st Avenue, Surrey	
	Office	3,852 SF
	Warehouse	8,216 SF
Area Breakdown*	TOTAL	12,068 SF
	Yard Area	Up to 20,000 SF

**Areas are approximate and to be confirmed by the tenant*

Lease Rate Contact Listing Agents

Zoning IL - Light Impact Industrial Zoning

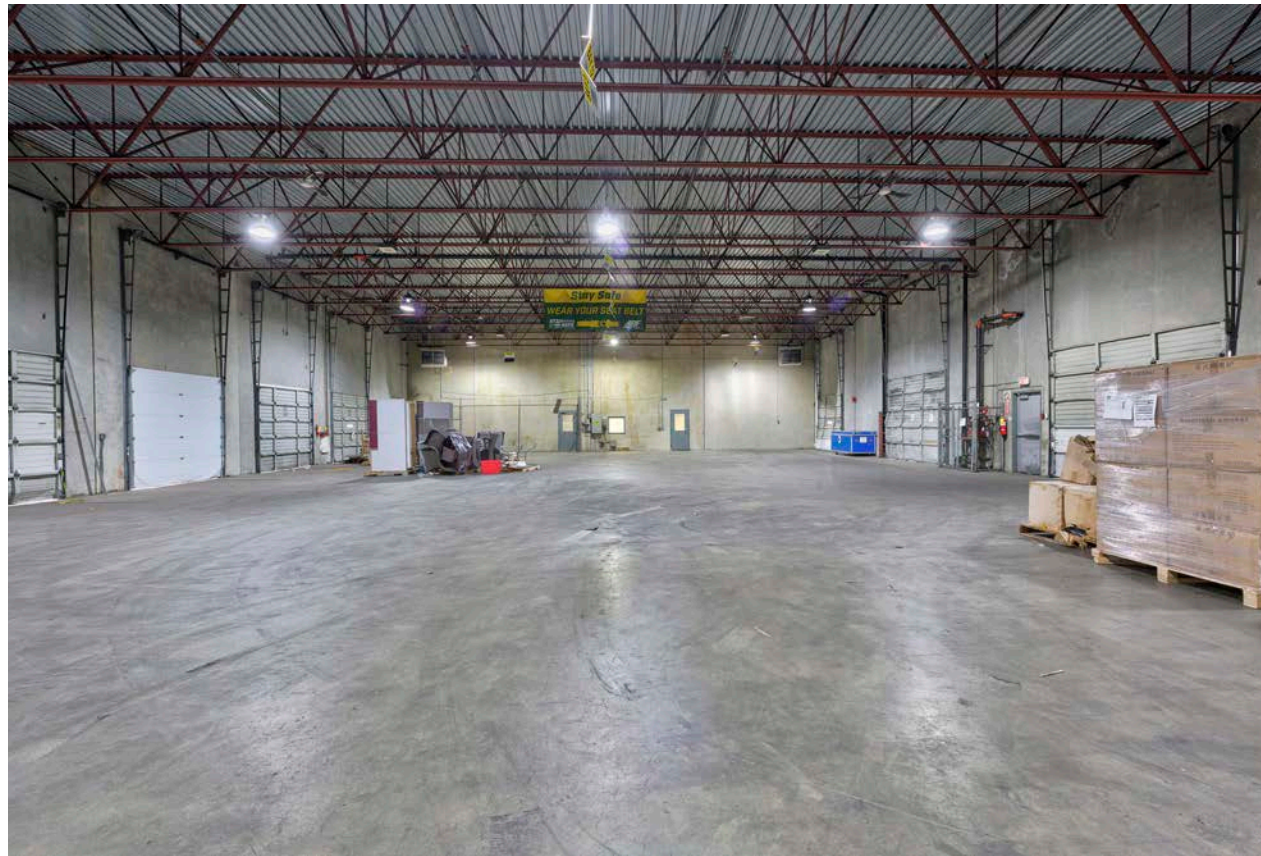
Availability Immediate

Property Features

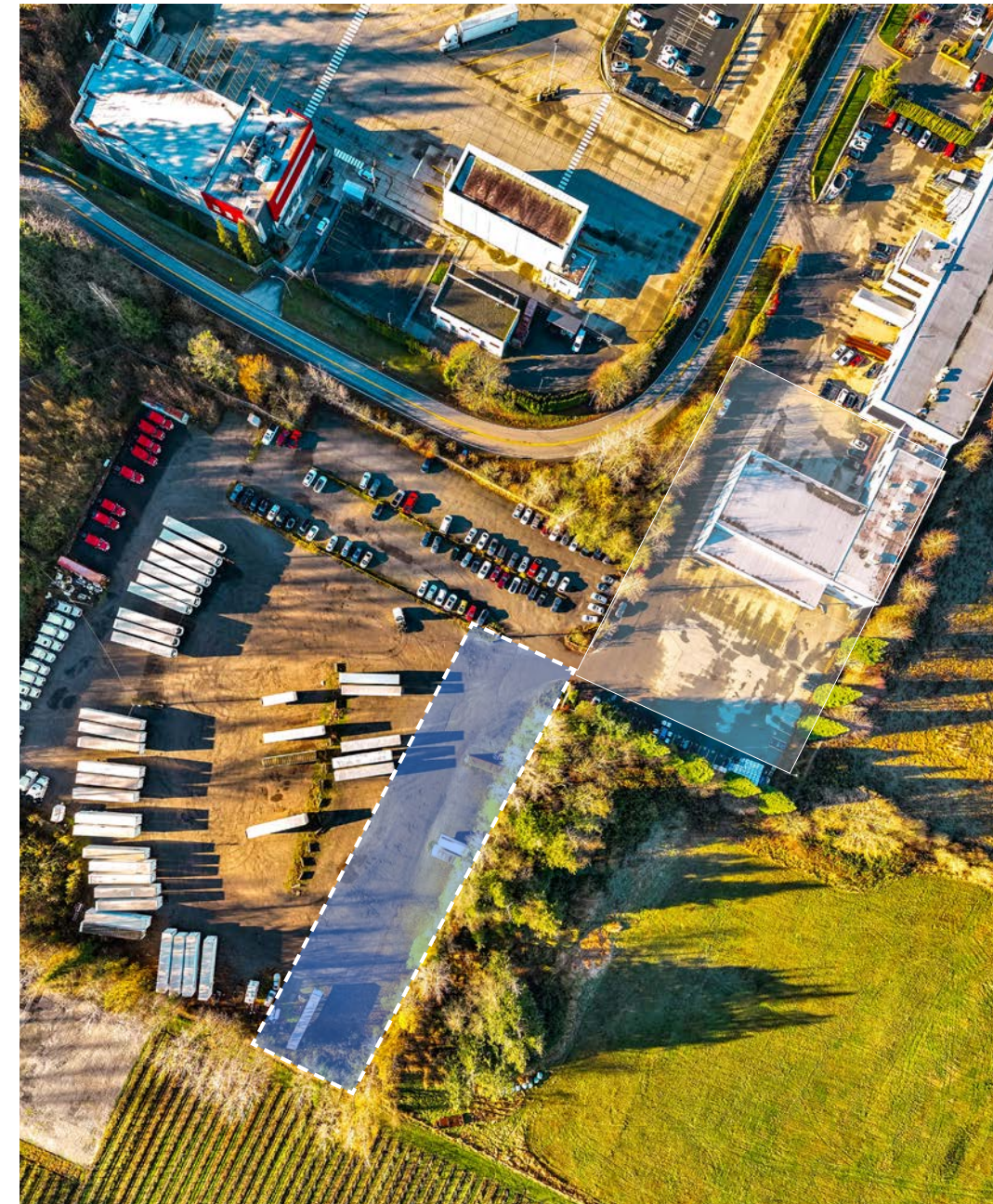
- Waste disposal and recycling included
- Seven (7) dock doors
- Covered loading area with three 10' by 12' grade doors and one 8' by 8'
- Forced air heating
- HVAC throughout office
- Office amenities include janitorial & security services and a fitness centre
- Complex provides security, fitness centre and janitorial services
- Power: 600 Amps/208 Volt service to entire building
- 18' clear ceiling height
- Option to be licensed as a bonded or sufferance warehouse, subject to CBSA approval



Warehouse & Office



Trailer Parking & Yard Area



FOR LEASE

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