

FOR SALE

#101 - 10439 173rd Street, Surrey, BC

6,934 sf warehouse and office space with grade-loading along Highway 17
in the Fraser Height's industrial area



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Property details

AVAILABLE AREA

Warehouse	4,749 sf
Ground floor office	700 sf
Second floor office	1,485 sf
Total	6,934 sf

**All areas are approximate. Exact square footage and build-out to be independently verified by prospective purchasers*

ZONING

IP-2 (Industrial Park Zone Two) permits a wide range of industrial and commercial uses such as light to general manufacturing, warehousing, distribution, production facilities, accessory office, food services, and social or recreational facilities.

PID

025-697-072

LEGAL DESCRIPTION

Strata Lot 1, Section 7, Township 9, NWD Plan BCS443

PROPERTY TAXES (2025)

\$35,341.61

ASKING PRICE

\$3,640,000.00

STRATA FEES (2026)

\$1,827.00 per month

AVAILABILITY

Contact listing team

Opportunity

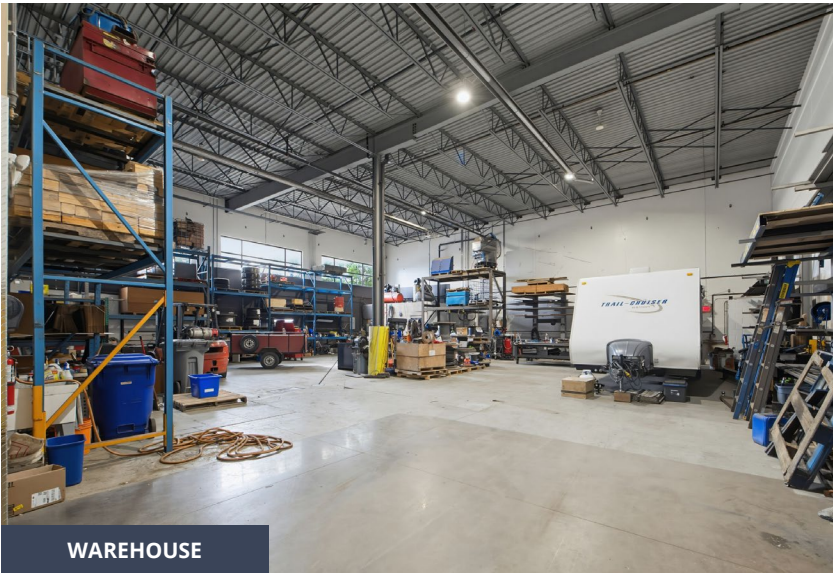
Avison Young is pleased to present the opportunity to acquire a 6,934 SF industrial unit in Surrey's highly sought-after Fraser Heights neighbourhood.

The property features a functional warehouse with one (1) rear grade-level loading door, 24' clear ceiling heights, and a versatile layout comprising showroom and office space on the main floor, with additional office space located on the mezzanine level. Well suited for a wide range of industrial and service commercial users, the property offers an attractive combination of warehouse functionality and customer-facing exposure.

Location

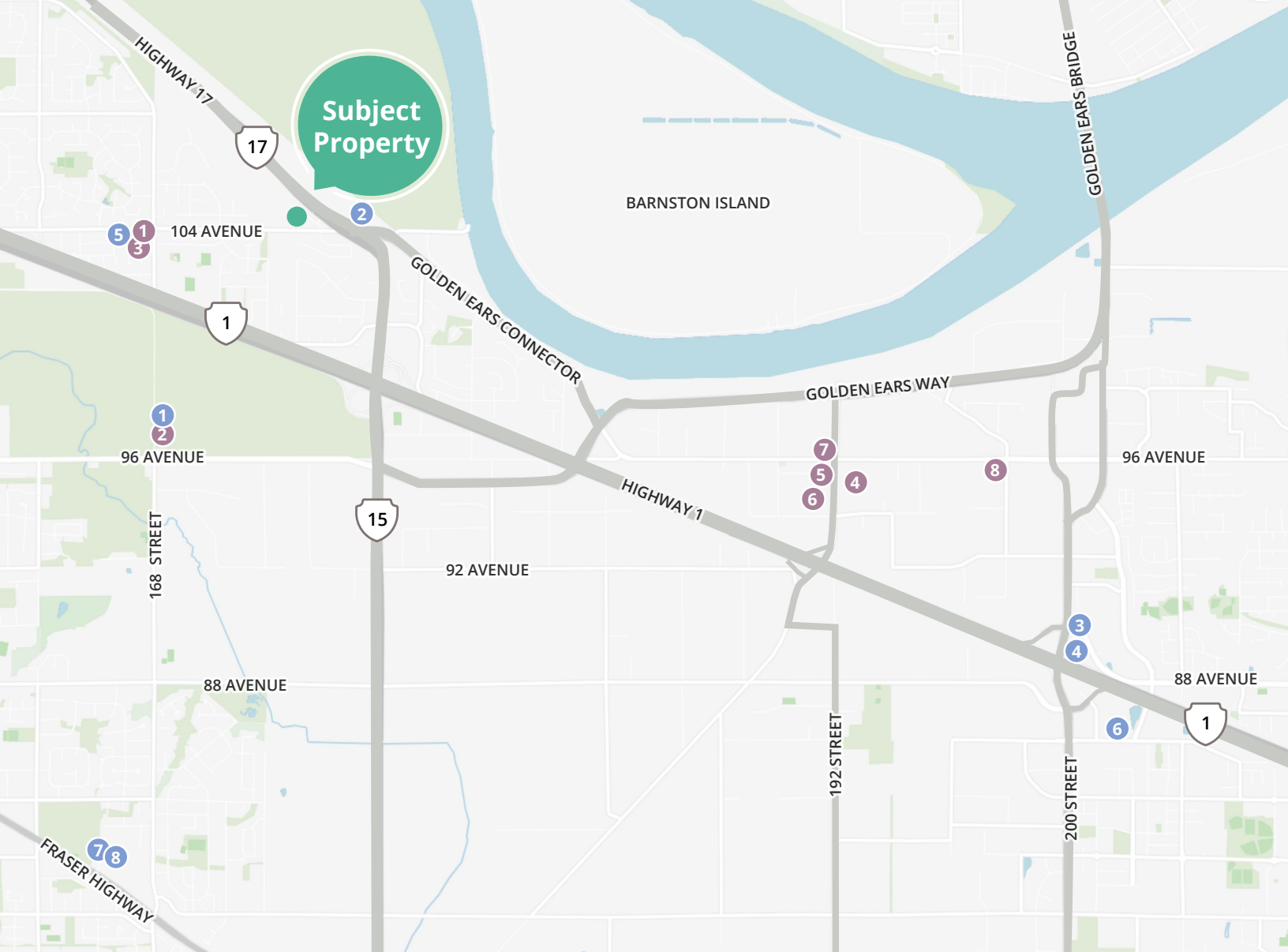
Strategically located in Surrey's Fraser Heights neighbourhood, the property is situated within Pacific Junction Business Park along 173rd Street, just north of 104th Avenue and south of the South Fraser Perimeter Road (SFPR). This emerging industrial area offers convenient access to Highway 15 (176th Street), Highway 1, and the broader Metro Vancouver transportation network.

Positioned near the Fraser River and benefiting from infrastructure improvements including the Golden Ears Bridge and SFPR, the location provides efficient connectivity to key industrial markets throughout Metro Vancouver, the Fraser Valley, and the U.S. border. Pacific Junction Business Park is characterized by modern industrial development and offers occupiers a strategic alternative to the neighbouring Port Kells industrial area.



Unit highlights

-  Built in 2003
-  Concrete tilt-up construction
-  Mix of office and warehouse space
-  One (1) 12' x 14' overhead grade-loading door
-  24' clear ceiling height in warehouse, and 10' clear height in office area
-  Ample electrical power
-  Baseboard and radiant tube heating in warehouse
-  Seven (7) reserved parking stalls, along with ample street parking
-  Multiple private offices, reception area, boardroom, and kitchen / lunchroom area
-  Beautiful North Shore mountain views from second floor office space
-  Two (2) washrooms



SHOPPING & SERVICES

1. Esso Gas Station
2. CN Rail - Intermodal Yard
3. Langley Sportsplex
4. Fresh St. Market
5. Co-Op Gas Bar
6. Carvolth Exchange
7. Surrey Sport & Leisure Complex
8. RONA



RESTAURANTS

1. Sushi Zion
2. Tim Hortons
3. Cafe Rosen
4. The Baron's Maner
5. Subway
6. Port Kells Cafe
7. Miltomates Taqueria
8. A&W



DRIVE TIMES

Highway 17	1 minute
Highway 1	3 minutes
Highway 15	6 minutes
Fraser Highway	8 minutes
Golden Ears Bridge	10 minutes
Highway 10	13 minutes

Contact us for more information

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