

FOR LEASE | INDUSTRIAL
(102) 18515 53 AVENUE
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,424 SF Warehouse/Office Space**
- ▶ **Ideally Situated in Cloverdale**

Opportunity

Lee & Associates is pleased to present the opportunity to acquire a 3,424 SF industrial strata unit located in the heart of Cloverdale's established industrial node. This premium ground floor office space features a functional warehouse component with one grade loading door, offering an ideal opportunity for users seeking a high-quality office buildout combined with warehouse functionality. Built in 2007, the property benefits from IL Light Impact Industrial zoning and excellent access to Highway 10 and Highway 15.

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Location

The property is situated in the Cloverdale industrial area of Surrey, providing convenient access to Highway 10, Highway 15, Fraser Highway, and key transportation routes throughout Metro Vancouver and the Fraser Valley. The area is home to a strong mix of industrial and service-based businesses, offering excellent connectivity and nearby amenities.

Features

- ▶ Premium ground floor office buildout
- ▶ Boardroom and 14 enclosed private offices
- ▶ (2) Two-piece bathrooms (one in warehouse, one in office area)
- ▶ 18' ceiling height in warehouse
- ▶ Full HVAC and central heating
- ▶ Three phase power
- ▶ One (1) grade loading door (12' x 14')
- ▶ Alarmed unit
- ▶ Three (3) parking passes
- ▶ Concrete tilt-up construction (2007)

Available Space

Warehouse	730 SF
Ground Floor Office	2,694 SF
Total	3,424 SF

**All measurements are provided by the Landlord. The Tenant should confirm if important.*

Zoning

IL - Light Impact Industrial ([click to view bylaw](#))

Basic Rent

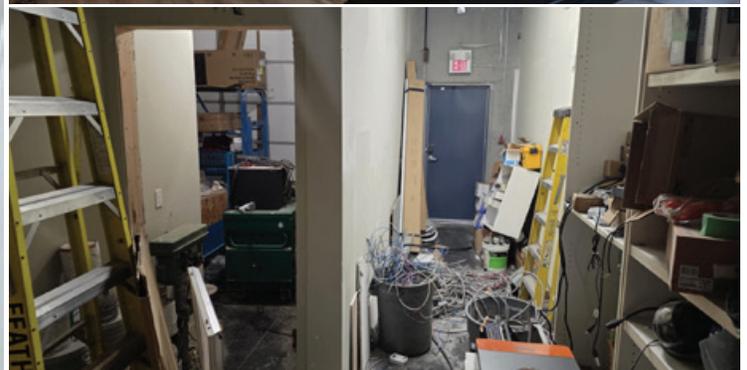
\$18.50 PSF per annum

Additional Rent

\$8.08 PSF per annum (2026 estimate)

Gross Monthly Rent

\$7,584.28 + GST



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