

(301-302-303) **19055 54 AVENUE**
SURREY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL SPACE **FOR SALE OR LEASE**

9,314 SF Warehouse & Office Space
Centrally Located in Cloverdale

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The Opportunity

Situated in the heart of Cloverdale’s established industrial area, this property offers a flexible blend of warehouse and modern office space. Part of a thriving business park, it provides excellent access to major transportation routes and is surrounded by strong commercial growth—making it an attractive opportunity for both users and investors.

Property Features

- » Three (3) grade loading doors (12’ X 14’)

» Ceilings fans

» Radiant tube heating (warehouse)

» Sprinklered

» Lunchroom

» Three (3) piece handicap washroom

» Two (2) piece washroom (second floor office)
- » Private offices

» 3 phase electrical service

» LED lighting

» Full HVAC office

Salient Details

Legal Description	STRATA LOT 15, 16 & 17 SECTION 4 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2076	
PID	026-895-960, 026-895-978 & 026-895-986	
Available Space	Warehouse	6,193 SF
	Main Floor Office	1,357 SF
	Second Floor Office	1,263 SF
	Storage	501 SF
	Total	9,314 SF
Zoning	IL - Light Impact Industrial (click to view bylaw)	
Basic Rent	\$19.95 PSF per annum	
Additional Rent	\$7.50 PSF	
Strata Fees	\$1,304.87 per month	
Property Taxes	\$43,705.92 (2025)	
Asking Price	Contact brokers	
Availability	Immediately	

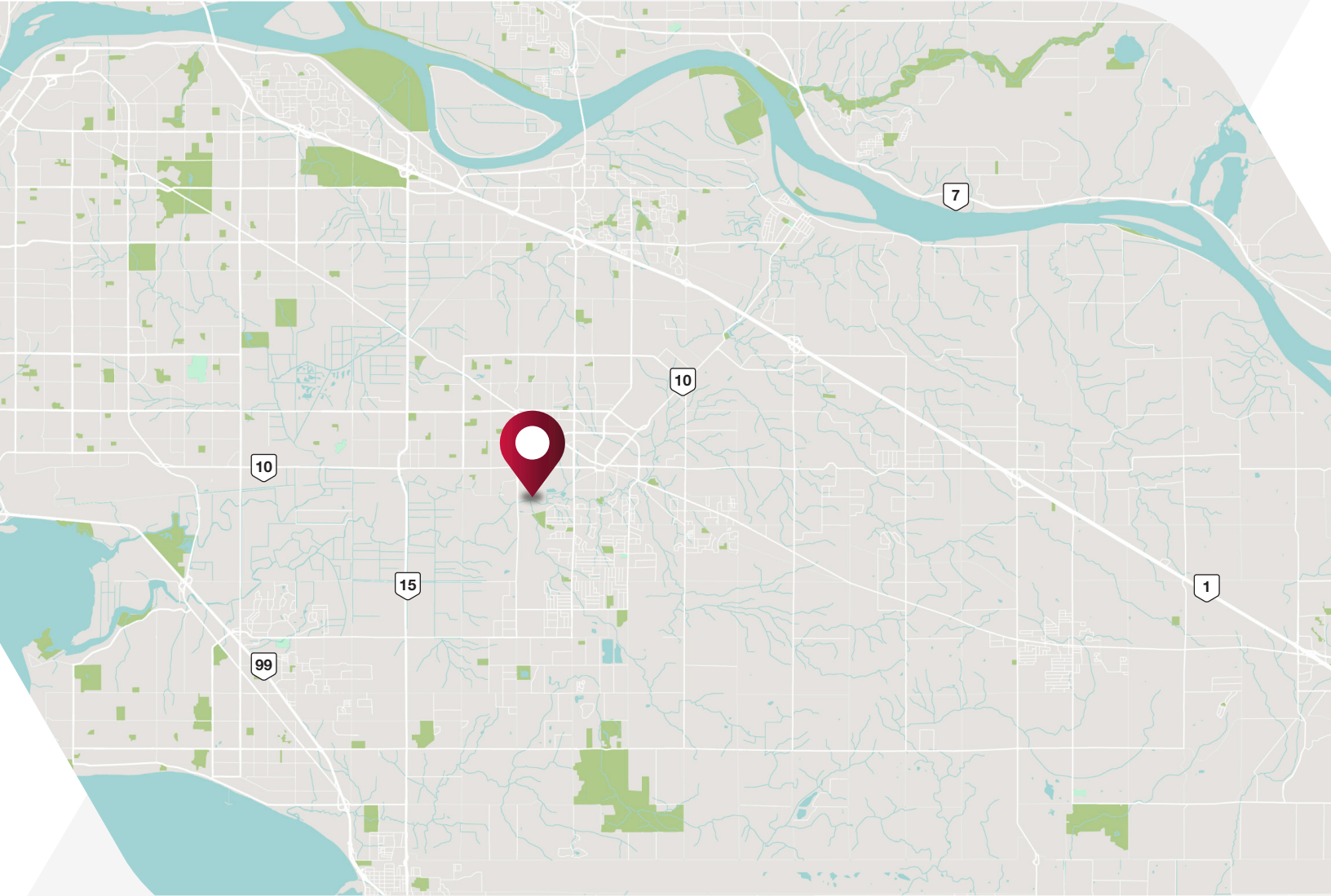


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Location Overview

Located in Surrey's Cloverdale industrial node, this site offers excellent connectivity with direct access to Highway 15 and close proximity to Highways 1, 10, and 99. Nearby amenities include Willowbrook Shopping Centre, Downtown Cloverdale, and Kwantlen Polytechnic University's Tech Campus. Cloverdale is rapidly emerging as a key hub in Surrey's growing business landscape.



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