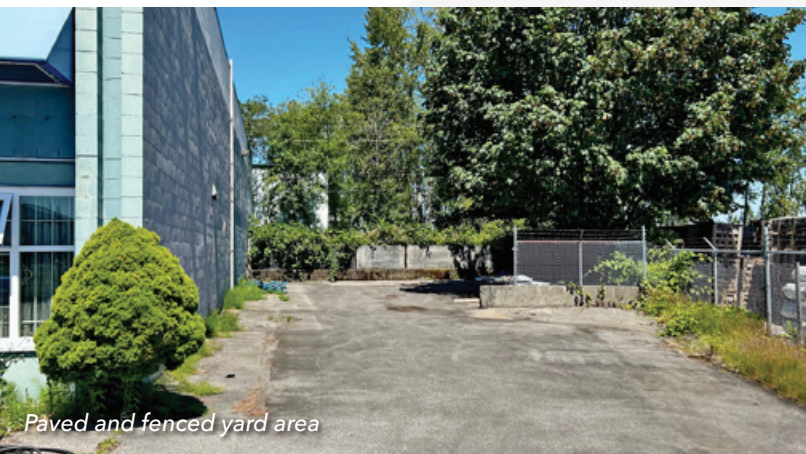


13315 **COMBER WAY**
SURREY, BC

**LEE &
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COMMERCIAL REAL ESTATE SERVICES



Paved and fenced yard area



Grade loading and entrance

INDUSTRIAL BUILDING **FOR SALE**

Approximately 10,600 SF Freestanding Showroom Condition Building
0.948 of an Acre Fenced and Paved Yard Area
Ideally Situated in the Newton Industrial Area

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CELEBRATING OVER
50
YEARS IN VANCOUVER

Opportunity

To purchase a rare freestanding warehouse showroom condition building, situated in the heart of the Newton industrial area. This opportunity offers a prime location with easy access to major transport links, providing a strategic advantage for your business.

Features

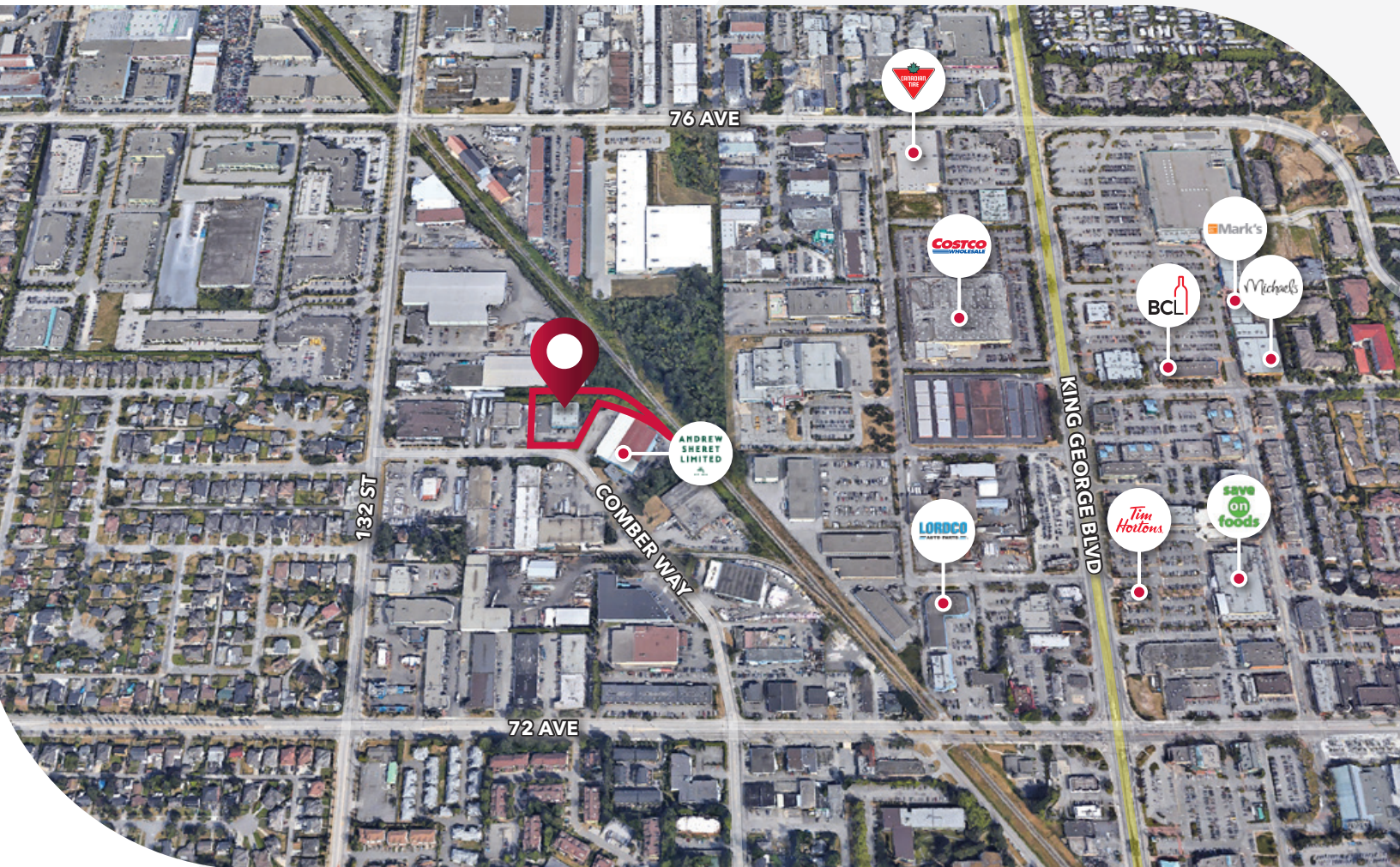
- » Move-in ready (showroom condition)
- » Prime location
- » Paved and fenced outside yard area
- » Well-maintained concrete block building
- » 3-phase electrical service
- » 17' clear ceilings heights (approximate)
- » Two (2) grade level loading doors
- » Ample parking
- » Two (2) washrooms
- » Lunchroom



Legal Description	Lot 53, Except Part Divided by Plan 64260, Sector 20, Township 2, NWD Plan 43080; PID: 006-639-798
Building Size	Approximately 10,600 SF
Site Size	0.948 of an acre (41,294.88 SF)
Zoning	I-L (Light Impact Industrial)
Asking Price	\$11,490,000
Property Taxes	\$59,713.16 (2024)
Availability	Vacant possession

13315 COMBER WAY

SURREY, BC



Location Overview

This property is strategically situated on the north side of Comber Way, just south of 76th Avenue, west of King George Boulevard, and east of 132nd Street. Comber Way offers direct connectivity to 132nd Street and 72nd Avenue, both of which are prominent thoroughfares, ensuring easy access and high visibility.

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