

**13415 COMBER WAY**  
SURREY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

WATCH VIDEO



## INDUSTRIAL BUILDING **FOR SALE**

13,085 SF Concrete Building on 0.63 Acre Lot  
21-Foot Warehouse Ceilings w/ Grade Loading  
+/- 6,500 SF Secured Yard Compound

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### The Opportunity

This property presents a unique opportunity for a variety of industrial users. The site boasts low site coverage, allowing for potential expansion or additional outdoor storage. With its central location, quality concrete block construction, secure yard compound and modern facilities, this location is perfect for businesses looking for a versatile and well-maintained industrial space.

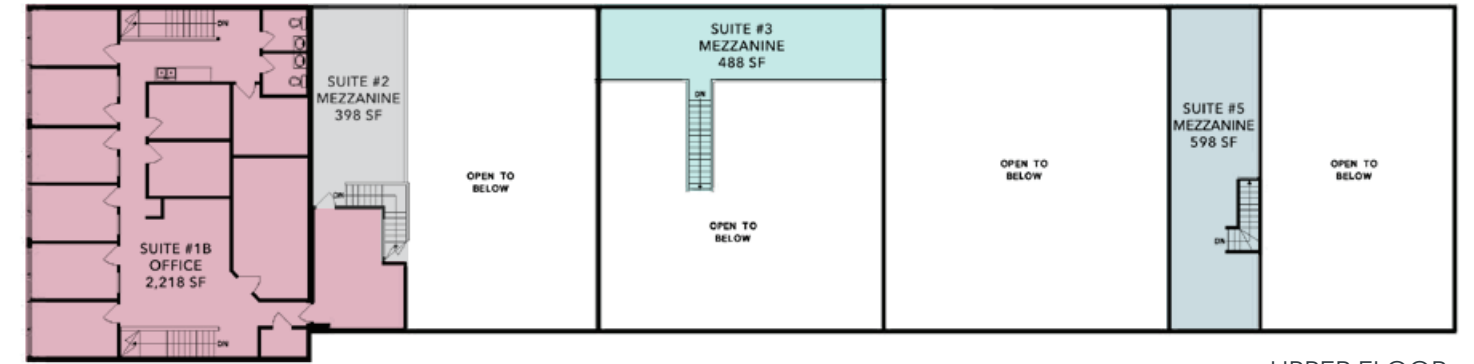
### Property Features

- » 21' ceiling height (warehouse)
- » Low site coverage (34%)
- » Concrete demising warehouse walls
- » Secure yard compound (+/- 6,500 SF)
- » Fully paved and fenced rear yard area
- » Quality concrete block construction
- » 3-phase power
- » HVAC office space
- » Kitchenette
- » Male and female washrooms
- » Private offices
- » Forced-air heating (warehouse)
- » Four (4) grade loading doors (12' x 14')

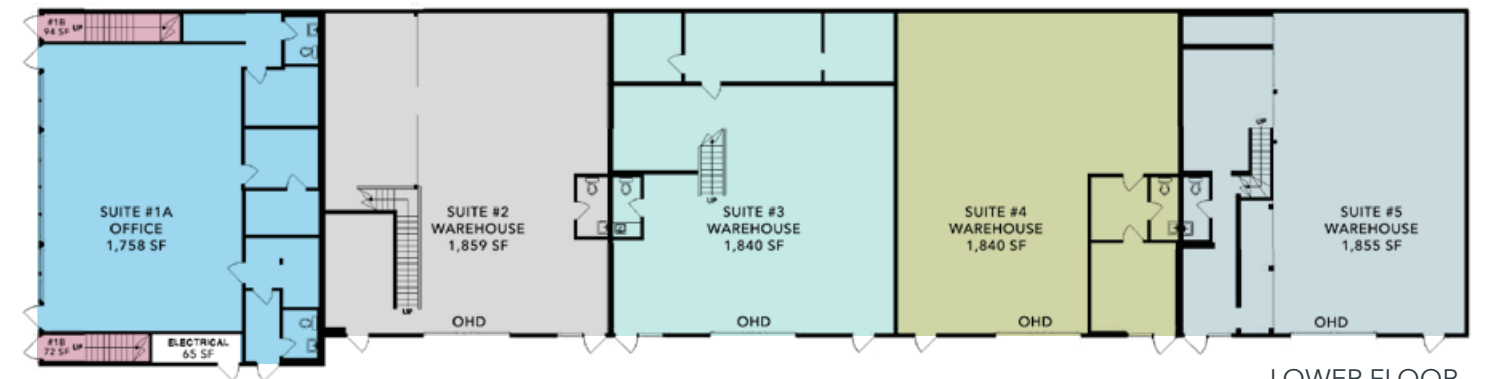


### Salient Details

<b>Legal Description</b>	LOT 66 SECTION 20 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 49634
<b>PID</b>	002-444-020
<b>Site Size</b>	27,390 SF (0.63 Acres)
<b>Gross Floor Area</b>	13,085 SF
<b>Zoning</b>	CHI (Highway Commercial Industrial Zone) ( <a href="#">click to view bylaw</a> )
<b>Property Taxes</b>	\$59,991.50 (2024)
<b>Asking Price</b>	Contact brokers



UPPER FLOOR



LOWER FLOOR



### Unit Breakdown and Tenancy Details

SUITE	OFFICE	WAREHOUSE	MEZZANINE	TOTAL	TENANCY
1A	1,823 SF	–	–	1,823 SF	Leased until Oct 2028
1B	2,384 SF	–	–	2,384 SF	Month-to-Month
2	–	1,859 SF	398 SF	2,257 SF	Month-to-Month
3	–	1,840 SF	488 SF	2,328 SF	Month-to-Month
4	–	1,840 SF	–	1,840 SF	Month-to-Month
5	–	1,855 SF	598 SF	2,453 SF	Month-to-Month
<b>Building</b>	<b>4,207 SF</b>	<b>7,394 SF</b>	<b>1,484 SF</b>	<b>13,085 SF</b>	

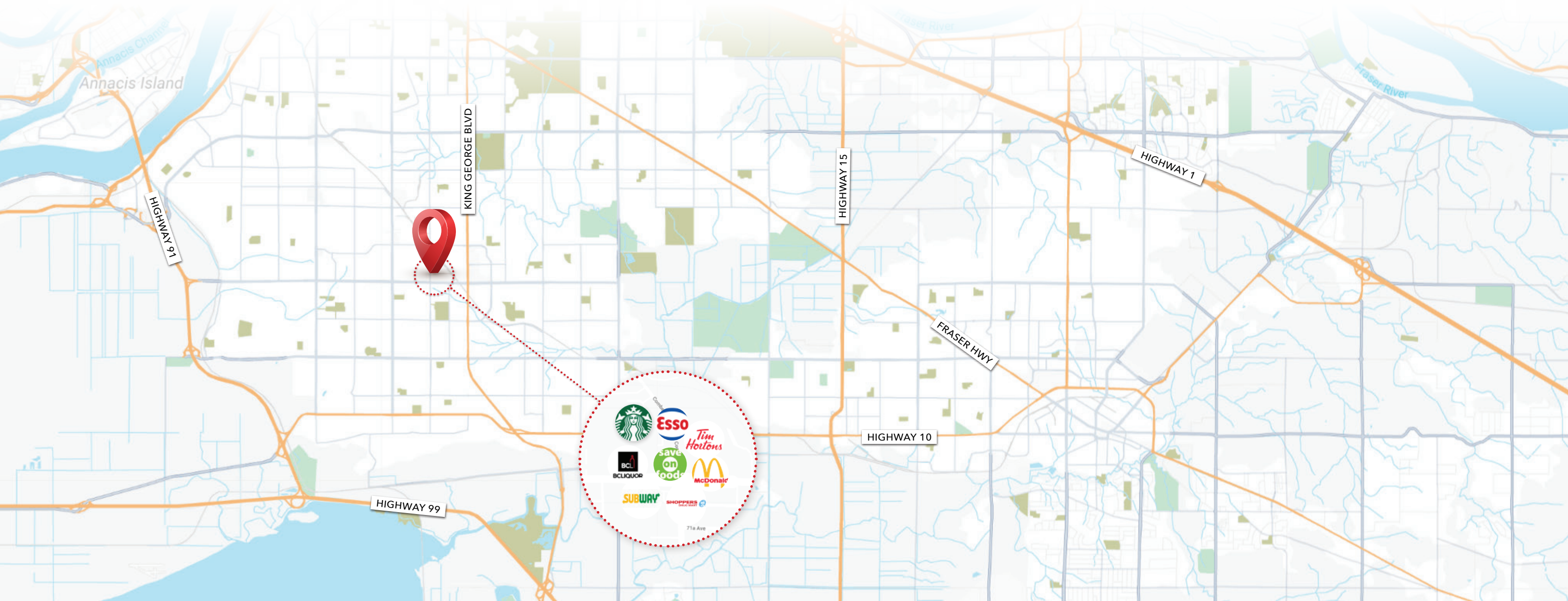
## Location Overview

Located in the heart of Newton, one of Greater Vancouver's most sought-after industrial hubs, this premier property offers exceptional accessibility. Just moments from King George Boulevard, it connects seamlessly to Highways 99, 91, and Fraser Highway, as well as the U.S. border to the south.

Surrounded by a thriving commercial ecosystem, this location delivers the perfect blend of logistical efficiency and everyday convenience. With an abundance of nearby amenities, retail outlets, and services, it's a strategic base designed to support growth, streamline operations, and elevate your business presence in the region.

## Drive Times

 Highway 15 14 min   10.0 km	 Pattullo Bridge 14 min   11.0 km	 Highway 17 16 min   11.8 km
 Trans-Canada Highway 16 min   12.4 km	 Port Mann Bridge 16 min   13.4 km	 Canada/U.S. Border 18 min   20.4 km
 Fraser Surrey Docks 20 min   12.3 km	 YVR 24 min   28.5 km	 Deltaport 30 min   33.0 km



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