

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

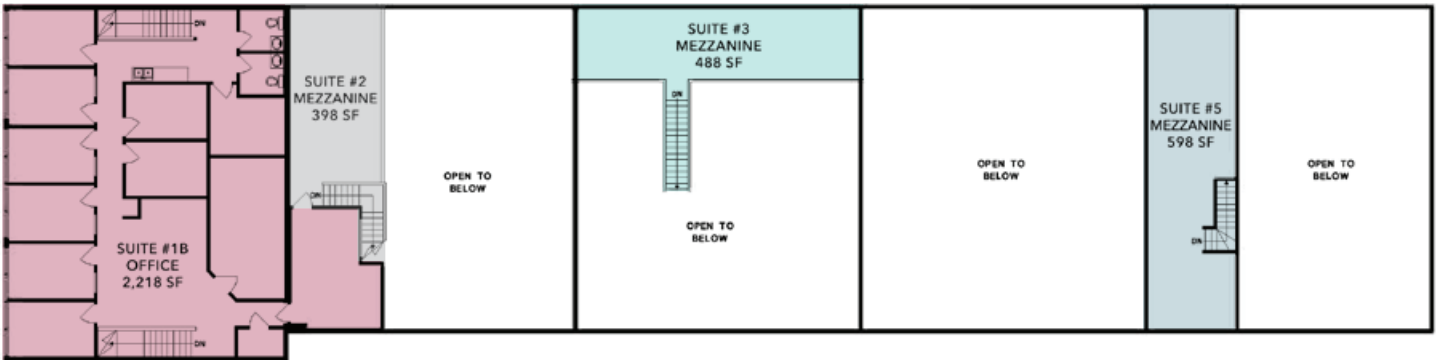
» Forced-air heating (warehouse)

» Four (4) grade loading doors (12' x 14')

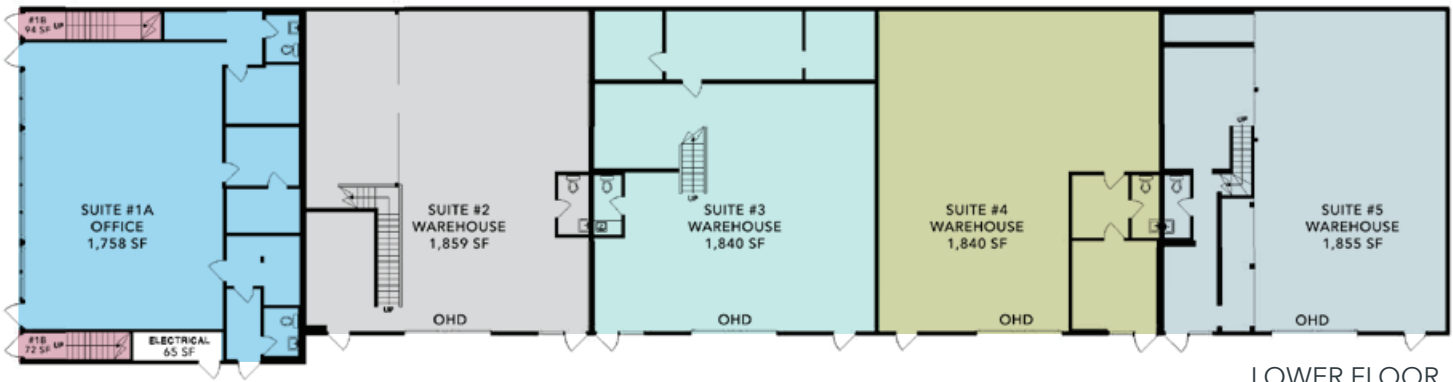


Salient Details

| | |
|-------------------|---|
| Legal Description | LOT 66 SECTION 20 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 49634 |
| PID | 002-444-020 |
| Site Size | 27,390 SF (0.63 Acres) |
| Gross Floor Area | 13,085 SF |
| Zoning | CHI (Highway Commercial Industrial Zone) |
| Property Taxes | \$59,991.50 (2024) |
| Asking Price | 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 |
| Building | 4,207 SF | 7,394 SF | 1,484 SF | 13,085 SF | |

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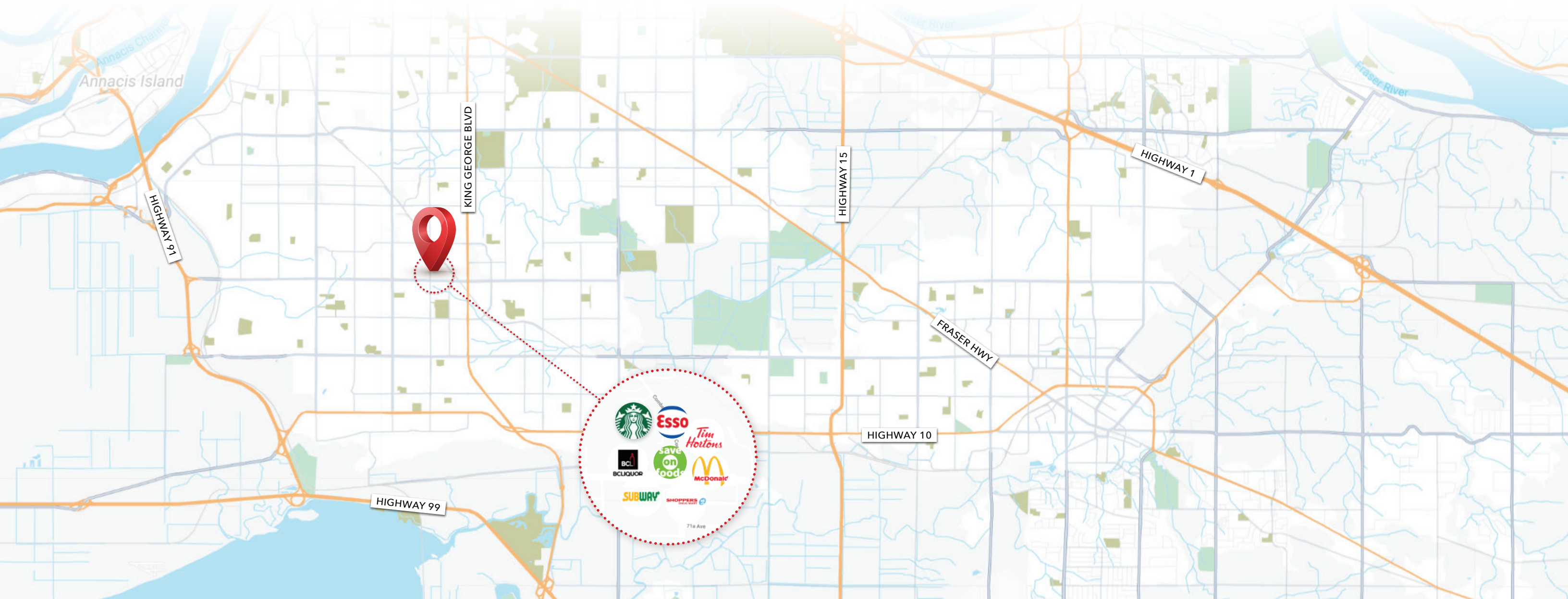
Location Overview

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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