

FOR LEASE | INDUSTRIAL  
**#304 - 17280 HEATHER DRIVE**  
SURREY, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,750 SF Industrial Unit in the Centre of the Fraser Valley**
- ▶ **Immediate Access to Highway 10 and Highway 15**
- ▶ **New Construction**

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**Location**

IntraUrban Crossroads is located in the centre of the Fraser Valley with easy access to regional city centres, transportation hubs, border crossings, the Ferry Terminal, and beyond. The location offers immediate access to Highway 10 and Highway 15. IntraUrban Crossroads is walking distance (only a block away) to shopping, dining, and services at the new Cloverdale Town Centre urban commercial hub.

**Zoning**

CD (Highway-Commercial)

**Taxes & Operating Costs**

\$8.47 PSF (2024 estimate)

**Features**

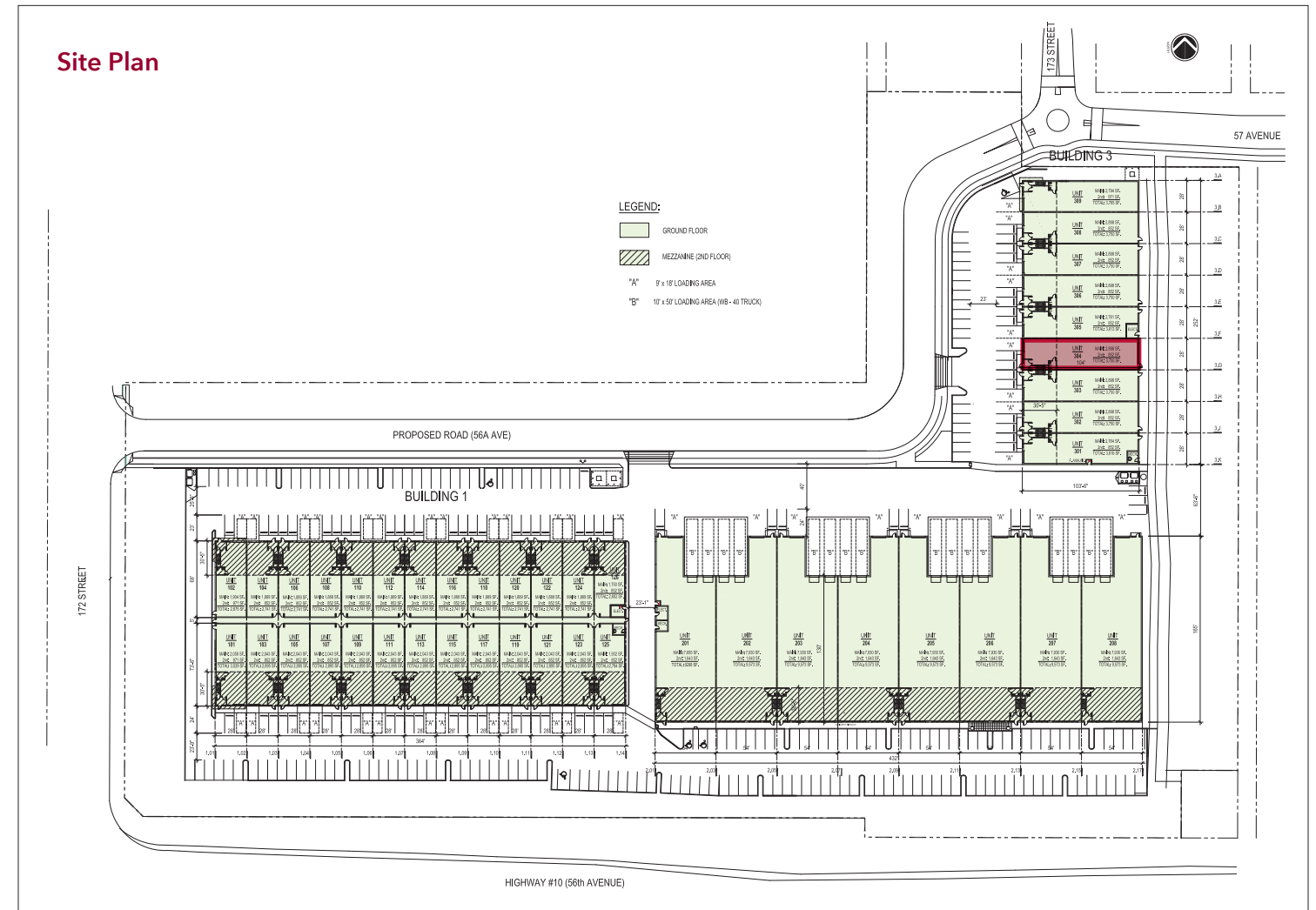
- ▶ 4 parking stalls plus loading area
- ▶ 26' clear warehouse
- ▶ Steel and concrete mezzanine
- ▶ Interior Walls Painted
- ▶ 3-phase power (200 Amp, 208/120V)
- ▶ 500 lbs PSF floor load on main
- ▶ 10' x 12' grade loading door
- ▶ Main floor washroom
- ▶ HVAC system on second floor
- ▶ ESFR Sprinklers
- ▶ Walking distance to Cloverdale restaurants and coffee shops
- ▶ 6 minutes to Langley
- ▶ 15 minutes to US Border Truck Crossing
- ▶ Convenient access East to Abbotsford and West to Vancouver

**Available Space (Approximate)**

Unit	Ground Floor	Mezzanine/2nd Floor	Total	Lease Rate	Availability
304	2,898 SF	852 SF	3,750 SF	\$22.00 PSF	Contact agents



**Site Plan**







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