

FOR LEASE | INDUSTRIAL  
**#308 & 309 - 17280 HEATHER DRIVE**  
SURREY, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **7,515 SF Brand New Industrial Unit in the Centre of the Fraser Valley**
- ▶ **Immediate Access to Highway 10 and Highway 15**

**Ryan Barichello**  
D 604.630.3371 C 604.889.4146  
ryan.barichello@lee-associates.com

**Grant Basran**  
D 604.630.3376 C 604.518.2188  
grant.basran@lee-associates.com

**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.

**Features**

- ▶ 8 parking stalls plus loading area
- ▶ 26' clear warehouse
- ▶ Steel and concrete mezzanine
- ▶ 3-phase power (200 Amp, 208/120V per unit)
- ▶ 500 lbs PSF floor load on main
- ▶ (2) 10' x 12' grade loading doors
- ▶ (2) Main floor washrooms (one per unit)
- ▶ HVAC system on second floor (two systems - one per unit)
- ▶ ESFR sprinklers
- ▶ Units are contiguous (no partition wall in between them)
- ▶ Walking distance to Cloverdale restaurants and coffee shops
- ▶ 6 minutes to Langley
- ▶ 15 minutes to US Border Truck Crossing
- ▶ Convenient access west to Abbotsford and west to Vancouver

**Zoning**

CD (Highway-Commercial)

**Available Space (Approximate)**

Ground floor	5,692 SF
Mezzanine/second floor	1,823 SF
<b>Total</b>	<b>7,515 SF</b>

**Asking Lease Rate**

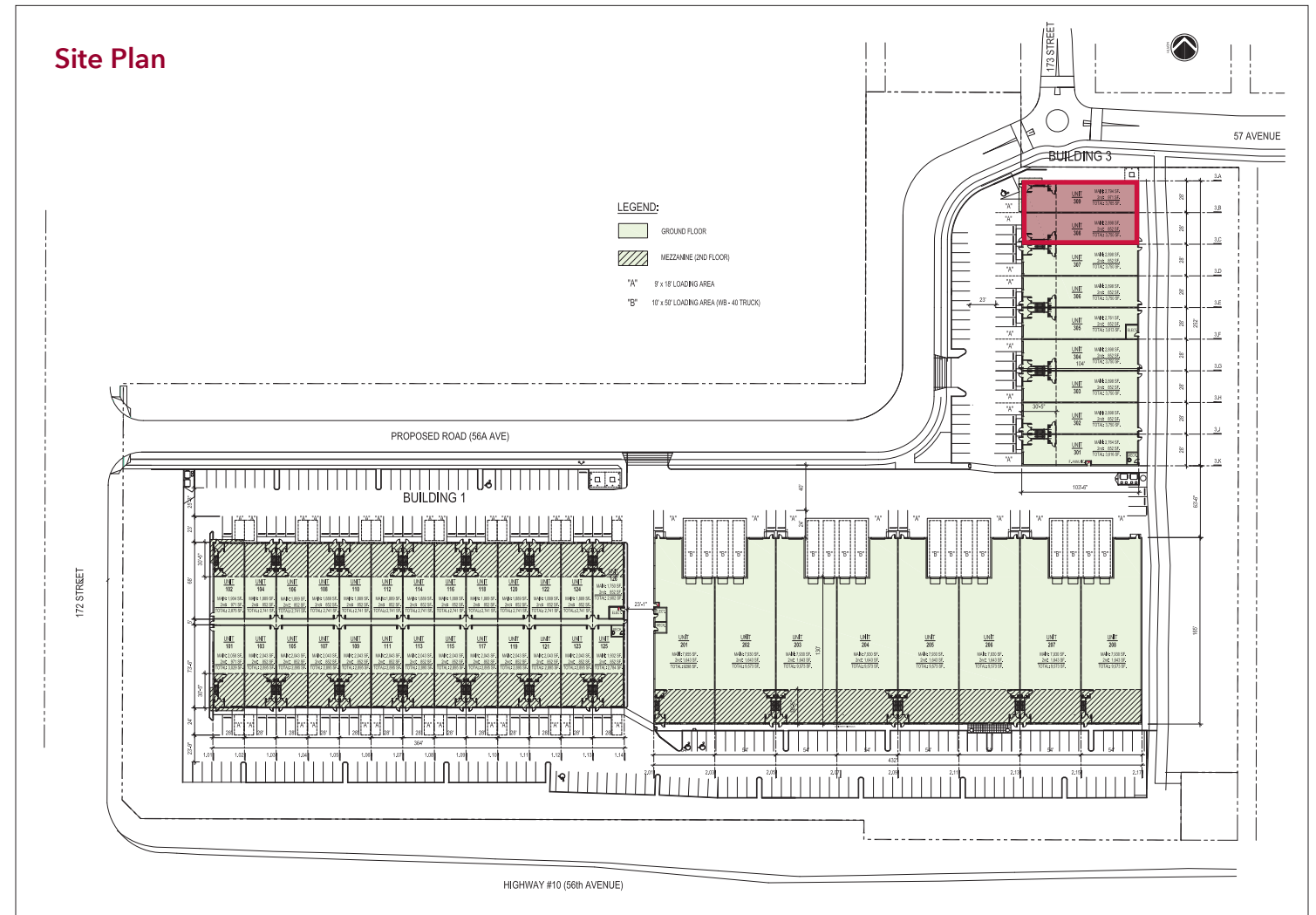
\$21.00 PSF

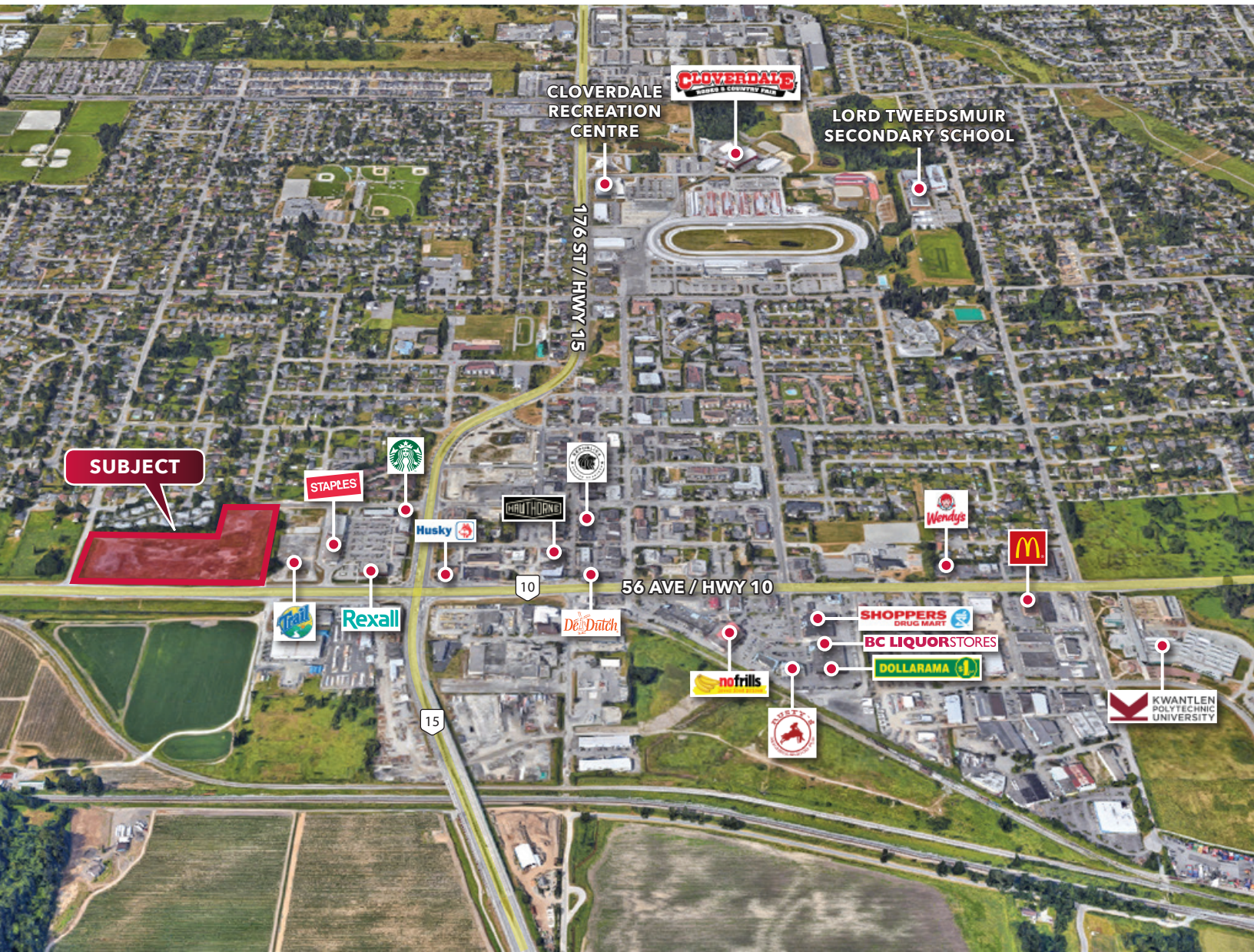
**Taxes & Operating Costs**

\$8.07 PSF (2023 estimate)

**Availability**

Immediate





**Ryan Barichello**  
D 604.630.3371 C 604.889.4146  
ryan.barichello@lee-associates.com

**Grant Basran**  
D 604.630.3376 C 604.518.2188  
grant.basran@lee-associates.com