

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

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

REDUCED RATE



- ▶ **5,692 to 7,515 SF Industrial Unit in the Centre of the Fraser Valley**
- ▶ **Ground Floor Warehouse Only Option Available**
- ▶ **Immediate Access to Highway 10 and Highway 15**
- ▶ **New Construction**

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 east to Abbotsford and west to Vancouver

Zoning

CD (Highway-Commercial)

Available Space (Approximate)

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

Asking Lease Rate

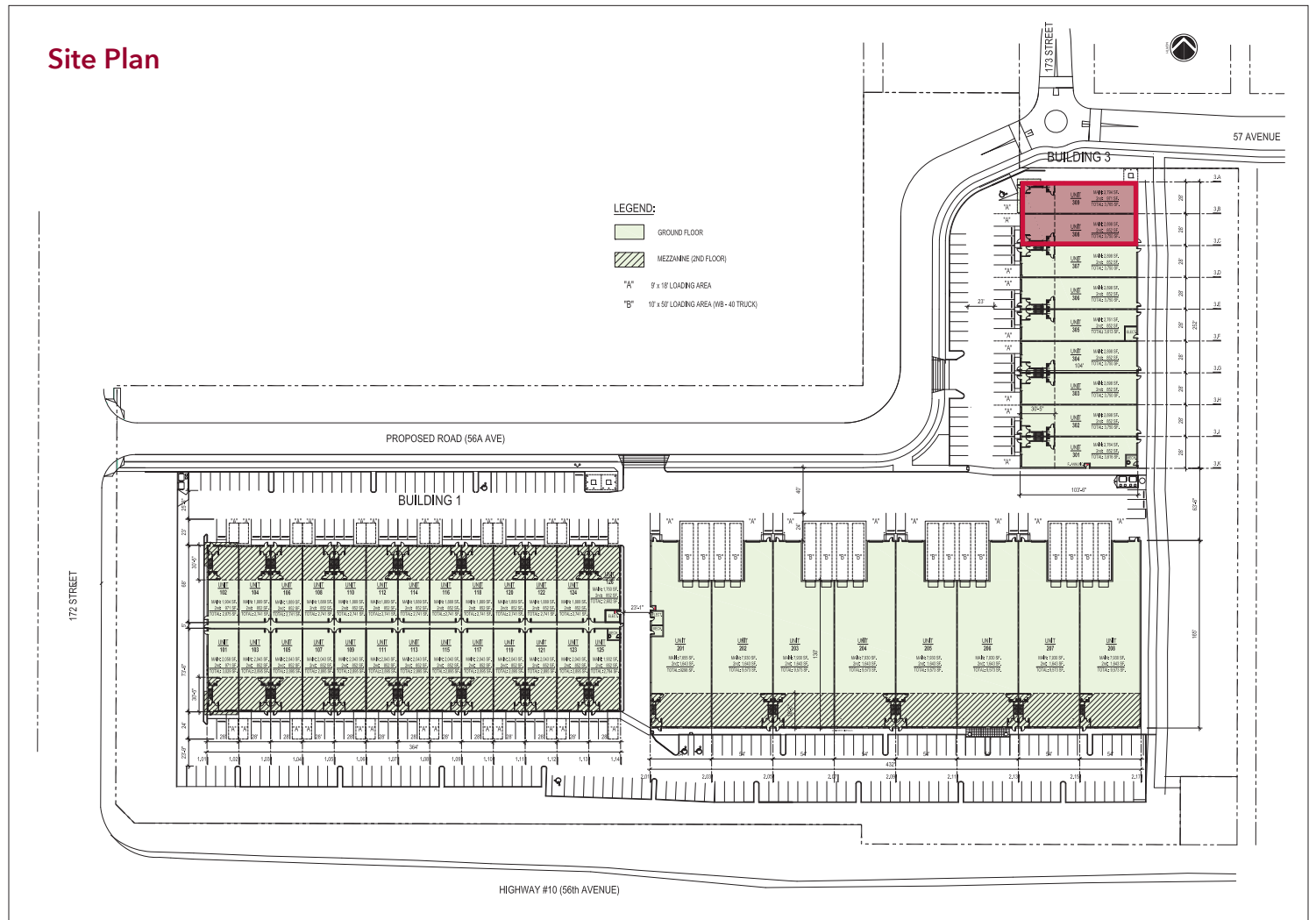
\$19.00 PSF

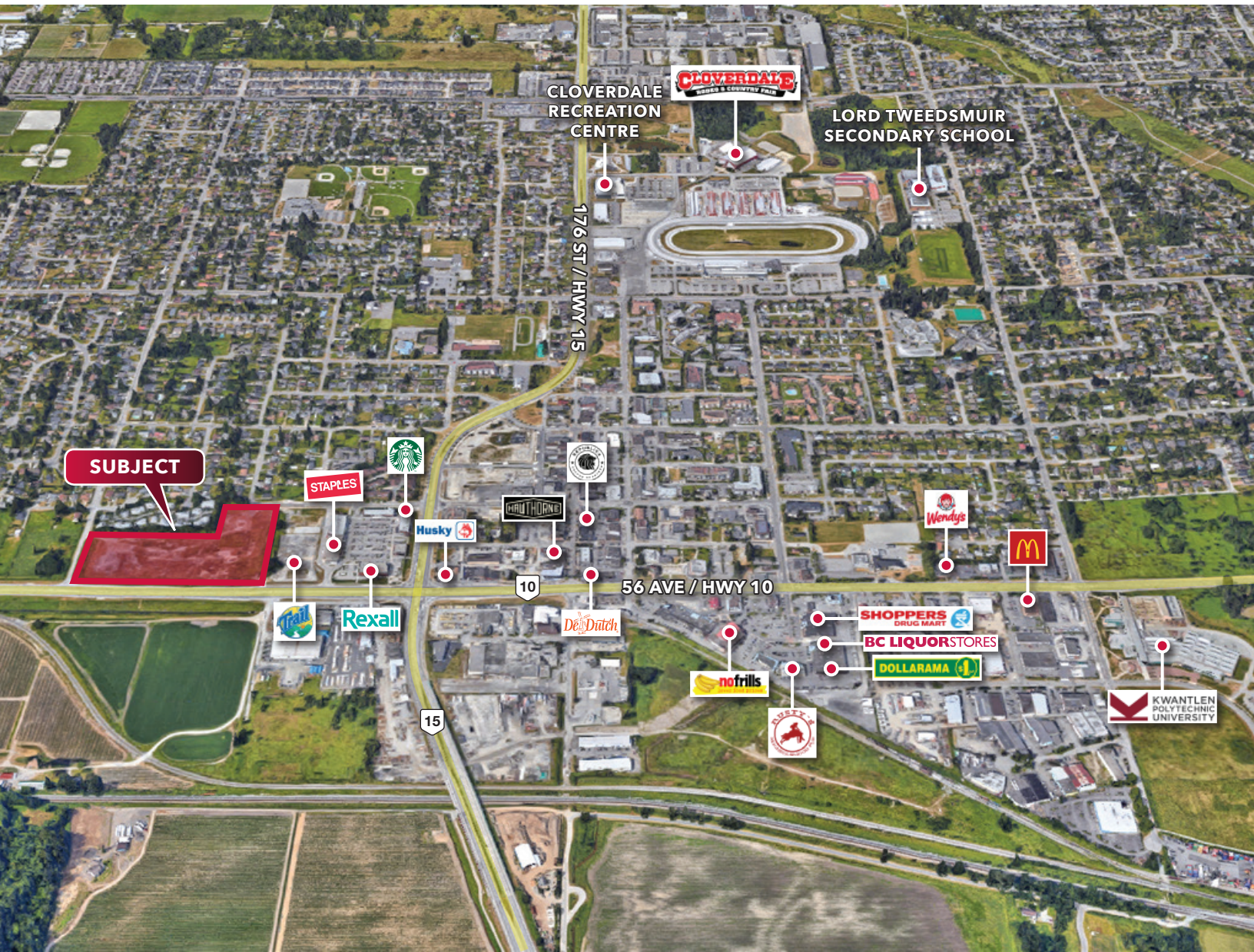
Taxes & Operating Costs

\$8.07 PSF (2023 estimate)

Availability

Immediate





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