FOR SALE

# 17813 64 AVENUE & 17816 65A AVENUE



SURREY, BC

### **19 BRAND NEW SMALL BAY STRATA UNITS**

- FROM 4,611 SF & UP
- INSULATED CONCRETE TILT-UP
- FRONT GRADE LOADING
- 27' CLEAR CEILINGS
- ESTIMATED COMPLETION AUGUST 1, 2025

## NORTH CLOVERDALE BUSINESS PARK

BIGNADE

BIONADE

### **NOW PRESELLING**

Andrew Green Personal Real Estate Corporation Vice President, Industrial 604 640 5800 / 604 318 0805 andrew.green@cushwake.com

ANOTHER QUALITY PROJECT DESIGNED & BUILT BY TECK CONSTRUCTION



## 17813 64 AVENUE & 17816 65A AVENUE SURREY, BC

### CUSHMAN & WAKEFIELD

• 500 lbs psf floor loading

• ESFR sprinkler system

Main floor washroom

Ample parking

• 100 or 200 amp 600 volt

• 100 lbs psf mezzanine floor loading

electrical service with a step down

Forced air natural gas heating

transformer to 120/208 volt

#### 

Introducing **North Cloverdale Business Park**, Surrey's newest small bay development in Cloverdale. This 19 unit, two building industrial complex is proudly designed and built by Teck Construction and features unit sizes from 4,611 sq.ft. and up.

#### LOCATION

Strategically located between 64th and 65A Avenues, just east of 176th Street (Highway 15), North Cloverdale Business Park enjoys one of the most central locations in all of Surrey. Access to major transportation routes, other business parks and the US border is quick and easy.

The area is well served by convenient restaurants and amenities including: Holiday Inn, Save-On-Foods, London Drugs, Boston Pizza, Starbucks, Tim Hortons, McDonald's, Freshii, Subway, TD, G&F Financial, Chevron, Shell and many others.

#### **BUILDING FEATURES**

- Quality insulated tilt up construction designed and built by Teck Construction
- Attractive functional design
- 12' x 12' insulated front grade loading door with window lights
- LED warehouse lighting
- 27' ceiling heights
- 2 skylights per unit

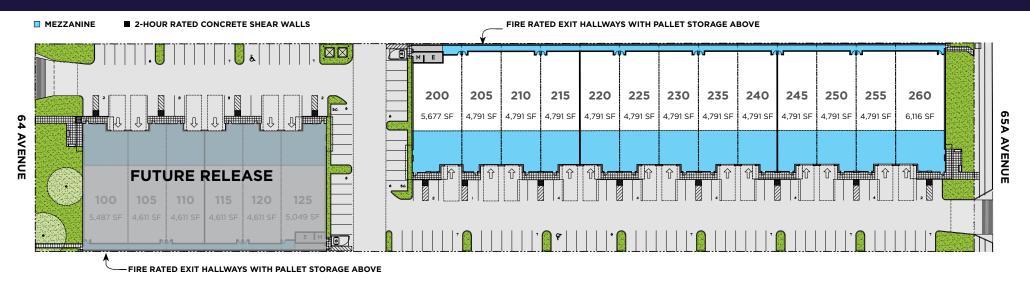
#### ZONING

IB (Business Park Zone) which allows for a wide range of industrial uses.



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SURREY, BC



**PRICING** CONTACT LISTING AGENT FOR UPDATED PRICING LIST

#### **ANDREW GREEN** 604 640 5800 / 604 318 0805





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### CUSHMAN & WAKEFIELD

0 West Vancouver North Vancouve Belcarra Anmore PLATEAU BURKE Port Moody Coguitlam Vancouver University BRENTWOOD Endowment 1 Lands KITSILANO 99 Port Coquitlam WEST POINT UBC EAST Golden Ears Burnaby Provincial MAILLARDVILLE Park WEST SIDE SAPPERTON MAYWOOD Websters Maple Ridge Pitt Meadows Corners CHAMPLAI MARPOLE New Barnstor ŵ Westminster Island Surrey UILDFORD Sea Island 99 Whonno Walnut Grove Annacis Island Richmond \* FLEETWOOD Glen Valle CARVOLTH 99 WILLOUGHBY Forest Knolls SEAFAIR STEVESTON NEWTON VILLOWBROOK ŵ. SURREY NEWTON CLOVERDALE Langley ŵ Westham Delta Island LADNER 99 MURRAYVILLE 17A Langley Twp SOUTH SURREY CAMPBEL ALDERGRO White Rock TSAWWASSEN TY B. CANADA UNITED STATES CANADA UNITED STATES UNITED

#### APPROXIMATE TRAVEL TIME

US Border	<b>15</b> minutes
Pitt Meadows	20 minutes
Surrey City Centre	20 minutes
Abbotsford International Airport	<b>35</b> minutes
Burnaby	<b>35</b> minutes
Deltaport	40 minutes
YVR Airport	40 minutes
Downtown Vancouver	45 minutes



#### **Andrew Green**

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Teck Construction LLP has been building in the Lower Mainland of British Columbia since 1957. This second generation family run business has completed over 600 commercial and industrial building projects. Teck has a well earned reputation for quality workmanship, timely performance and integrity.