



**FOR SALE: PREMIUM HEAVY INDUSTRIAL ZONE OFFERING ON 5.85  
ACRES IN EAST CLOVERDALE WITH HOLDING INCOME**

**19429 54<sup>th</sup> Avenue Surrey**

**28,200 SF WAREHOUSE | 5.85 ACRES**



**CUSHMAN &  
WAKEFIELD**



FOR SALE

**19429 54<sup>TH</sup> AVENUE SURREY**

28,200 SF | 5.85 ACRES



## The Opportunity

A rarely available premium heavy industrial property featuring an architecturally designed 28,200 SF concrete tilt warehouse with drive-through grade loading doors and professionally finished office space situated on 5.85 acres (3.77 usable). The subject property is ideally located in east Cloverdale, providing unmatched accessibility and connectivity to the Lower Mainland industrial submarkets and the United States border.



**MAX WILTSHIRE**

Personal Real Estate Corporation

+1 604 690 2658

[Max.Wiltshire@cushwake.com](mailto:Max.Wiltshire@cushwake.com)

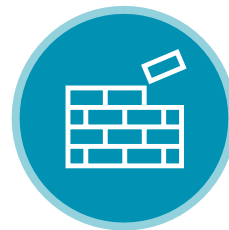


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WAKEFIELD**





High quality office space with breakout rooms, private perimeter offices, kitchen and covered second floor patio area



24' clear ceilings, concrete tilt up warehouse with drive-through grade loading doors, rolling gantry crane, warehouse demising with small office and washroom facilities



Excess yard area for vehicle and outdoor storage, 1,440 SF covered storage area, truck scale and wash area with covered shed area, dual entrance/exit driveways on 54<sup>th</sup> & 55<sup>th</sup> Avenue.

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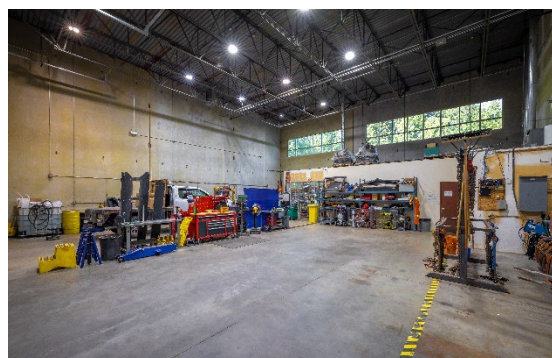
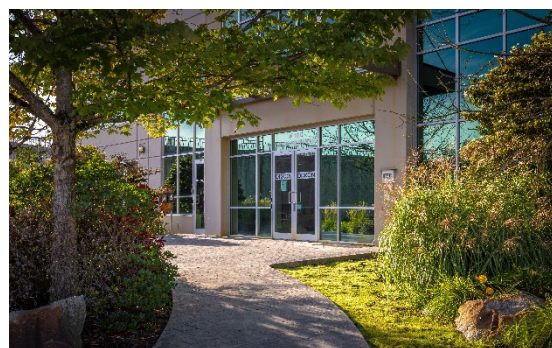
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## Salient Details

<b>Address:</b>	19429 54 <sup>th</sup> Ave Surrey, BC
<b>PID:</b>	030-372-640
<b>Submarket:</b>	Surrey
<b>Industrial Node:</b>	Cloverdale
<b>Lot size:</b>	5.85 Acres (3.77 acres usable)
<b>GBA:</b>	28,200 sf
<b>Net Leased Office:</b>	6,000 sf
<b>Net Leased Warehouse</b>	6,840 sf
<b>Vacant Office Available:</b>	6,000
<b>Vacant Warehouse Available:</b>	7,920
<b>Possible Leaseback Vacant:</b>	< 6 months
<b>Build year:</b>	2007
<b>Power:</b>	347A/600V 3 phase
<b>Construction:</b>	Concrete Tilt
<b>Loading Doors:</b>	10 at grade
<b>Ceiling Height:</b>	24' warehouse clear
<b>Yard Area:</b>	~ 2.00 acres
<b>Separately Metered:</b>	No
<b>Parking:</b>	56
<b>Access:</b>	Gated driveway access from 54 <sup>th</sup> and 55 <sup>th</sup> Ave
<b>Zoning:</b>	IL Light Industrial/IH High Impact Industrial
<b>OCP:</b>	Bridgeport
<b>BC Assessment (2025):</b>	\$28,364,999
<b>Property Tax (2025):</b>	\$231,701.81



## Features

- IH High Impact Industrial & IL Light Impact Industrial
- High exposure location
- Heavy 3-Phase power
- Premium finished office includes furniture and fixtures
- Alarm system and surveillance
- Fully fenced and gated premises
- High street exposure
- 5 ton rolling gantry crane
- Entrance and exits to 54<sup>th</sup> & 55<sup>th</sup> Avenue
- Truck weigh scale, wash station and in-ground oil separator
- Approximately 1,400 SF of freestanding covered shed area
- Outdoor second floor patio area & full kitchen
- Keyless/swipe card access entry
- Fully sprinkled facility
- Fully landscaped
- Fire hydrant on site managed by owner
- Separate secured 2<sup>nd</sup> floor office entrance

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## Property Area Specifics

<b>Zoning</b>	IH & IL	
<b>Building Size</b>	<b>Office</b>	<b>Size (SF)</b>
	Main Floor Office	6,000
	Second Floor Office	6,000
	<b>Total Office</b>	<b>12,000</b>
	<b>Warehouse</b>	
	Unit #101	3,600
	Unit #102	3,240
	Unit #103	2,880
	Unit #104	5,040
	Covered Storage	1,440
	<b>Total Warehouse</b>	<b>16,200</b>
	<b>Building Total</b>	<b>28,200</b>

<b>Property Area</b>	5.85 Acres
<b>Property Taxes (2025)</b>	231,702.00
<b>Availability</b>	Vacant or short leaseback
<b>Price</b>	Contact Listing Agent

## Lease Specifics

- Main floor office lease expiry September 2027
- Units #101/102 lease expiry September 2027
- Approximately ~16,000 SF yard area lease expiry 2027
- Annual lease income ~ \$254,378.00
- One 5-year renewal option
- Total lease approximately 50% of building
- Leased premises has dedicated separate entrances



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# 19429 54<sup>TH</sup> AVE

28,200 | 5.85 Acres

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[Max.Wiltshire@cushwake.com](mailto:Max.Wiltshire@cushwake.com)

Suite 1200 – 700 West Georgia  
Street

Vancouver, BC V7Y 1A1

+1 604 683 3111

[Cushmanwakefield.ca](http://Cushmanwakefield.ca)



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