

# UNIT 5 5492 PRODUCTION BOULEVARD

SURREY, BC

PRICE REDUCED



CLEAN PRODUCTION SPACE





# PROPERTY HIGHLIGHTS

## LOCATION

The subject property is located in the Highway "10" Business Park of Surrey's Cloverdale industrial area just south of 56th Avenue. This central location allows for easy access to Highways 10, 15 and 99, 200th Street & Fraser Highway.

## LEGAL DESCRIPTION

Strata Lot 5 Section 3 Township 8 New Westminster  
District Strata Plan LMS 2872 (PID: 023-869-151)

## ZONING

I-L (Light Impact) industrial zoning allows for a broad range of warehousing and light manufacturing uses.

## BUILDING FEATURES

- Built in 1997
- Concrete tilt-up construction
- 3 phase electrical service
- LED fluorescent lighting
- Approx. 21'7" ceilings in warehouse
- One (1) 12' x 14' grade loading door
- Ample parking spaces
- Dropped t-bar & HVAC system in office
- Three (3) washrooms
- Generous truck maneuvering

## AVAILABLE AREA

Main Floor Office	1,178 SF
Warehouse	473 SF
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Main Floor Area	1,651 SF
Second Floor Office	828 SF
Storage Mezzanine	492 SF
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Second Floor Area	1,320 SF
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<b>Total Available Area</b>	<b>2,971 SF</b>

\* All measurements are approximate



## PROPERTY TAXES (2025)

\$12,091.09

## STRATA FEES

Approximately \$503.30 per month

## SALE PRICE

~~\$1,399,000~~ REDUCED to \$1,299,000

## AVAILABILITY

Vacant possession for February 2026

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