

FOR SALE

RARE CENTRALLY LOCATED INDUSTRIAL
BUILDING WITH YARD SPACE

12540

82 AVENUE
Surrey, BC



28,080 SF on 4.12 Acres.



Marketed by

**CUSHMAN &
WAKEFIELD**

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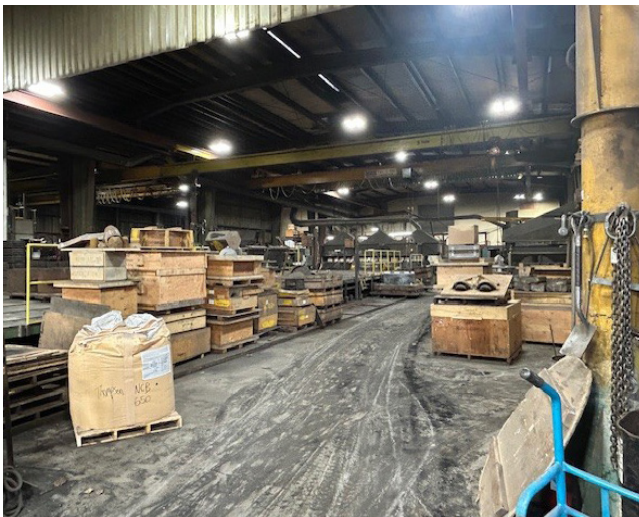


BUILDING FEATURES

- Steel clad construction
- Office area includes: 4 private offices, coffee bar and lunchroom.
- Men's and women's washroom facilities
- Approximately 24' clear height in the warehouse & shop area
- Four (4) 12 ft x 14 ft grade loading doors
- 2 x 5 ton bridge cranes
- 1 x 3 ton jib crane
- 1 x monorail crane
- Building perimeter paved and fenced

THE LOCATION

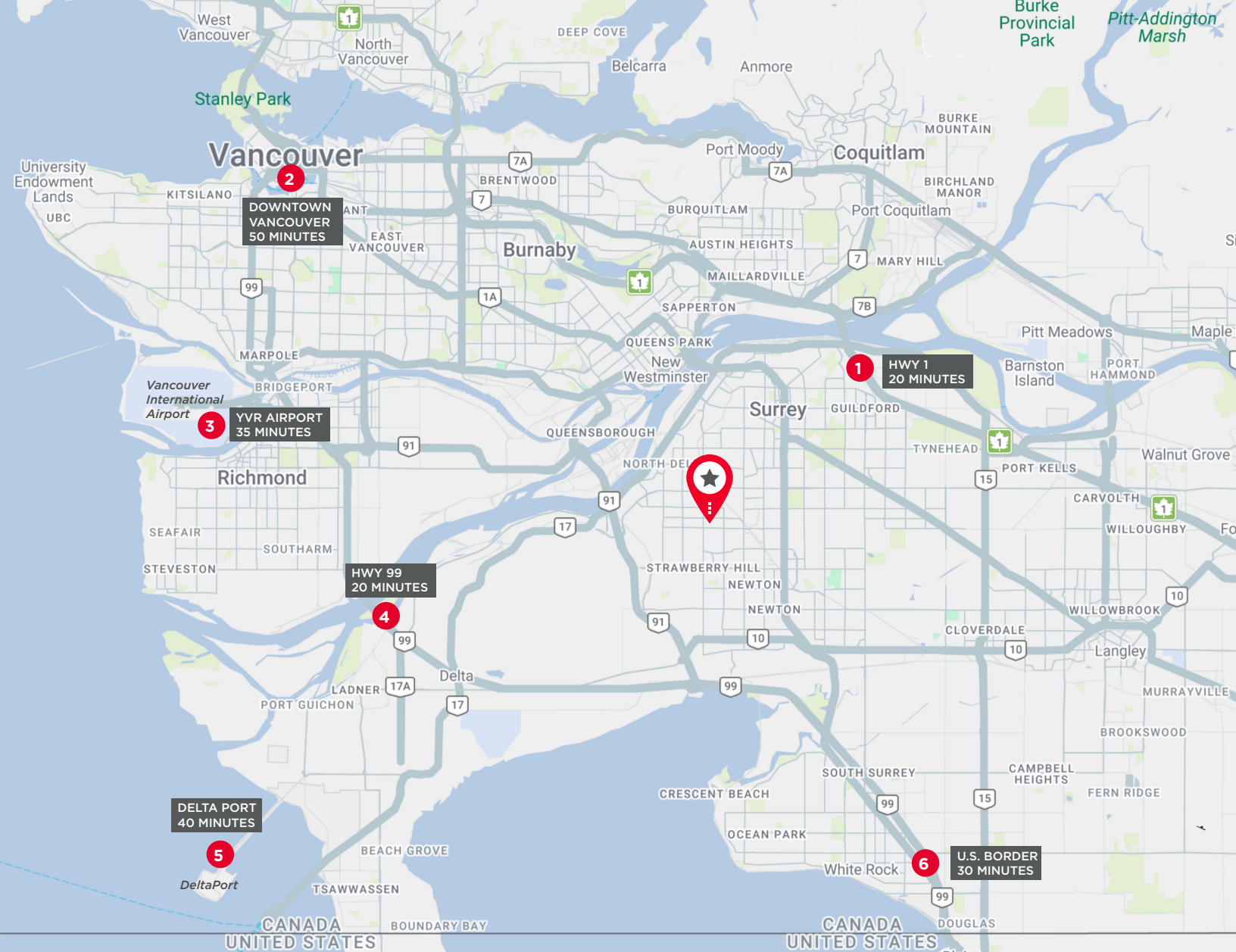
The property is located in Newton, one of the most sought-after industrial hubs in Greater Vancouver, and situated just moments from King George Boulevard, which provides seamless access to Highway 99, Highway 91, the Fraser Highway, and the US border crossing to the south.



SALIENT DETAILS

ZONING	IL (Light Impact Industrial) Allows for wide range of light industrial uses, manufacturing and office uses including automotive (service/paint/body work), equipment rentals, warehouse/distribution along with outside storage.	
SITE AREA	4.12 acres (179,467 SF)	
BUILDING AREA	North Mezzanine and Office	5,040 SF
	South Mezzanine	2,800 SF
	Shop	20,240 SF
	Total Available Area	28,080 SF
PROPERTY TAXES	\$174,285 (2025)	
POWER	1,200 Amp / 480 Volt 3 phase electrical service	
SALE PRICE	Please contact listing agents	





DRIVE TIMES

1. Highway 1	20 minutes
2. Downtown Vancouver	50 minutes
3. YVR Airport	35 minutes
4. Highway 99	20 minutes
5. Delta Port	40 minutes
6. US Border	30 minutes



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