

INDUSTRIAL BUILDING FOR SALE



11559
132A AVENUE

SURREY, BC



**CUSHMAN &
WAKEFIELD**

PROPERTY SUMMARY

15,000 SF BUILDING ON 0.5 ACRE

THE OPPORTUNITY

An exceptional opportunity to acquire a high-site coverage industrial building in Surrey's well established Bridgeview industrial district. The asset is positioned within a high-demand industrial node with strong regional demand. Property amenities include:

- Approximately 15,000 SF steel building
- 1 Grade Loading Door, 1 Dock Loading Door
- Front Office, Lunch Room and Office Mezzanine
- 18 foot ceilings
- Front Parking Area
- Fully Fenced and Gated
- 3 Phase Power Supply
- Available Immediately or with a short-term leaseback.

BUILDING DETAILS

CIVIC ADDRESS	11559 132A Street Surrey, BC
LEGAL DESCRIPTION	Lot 252 Section 10 Block 5 North Range 2 West New Westminster District Plan 57918
PARCEL IDENTIFIER (PID)	000-668-753

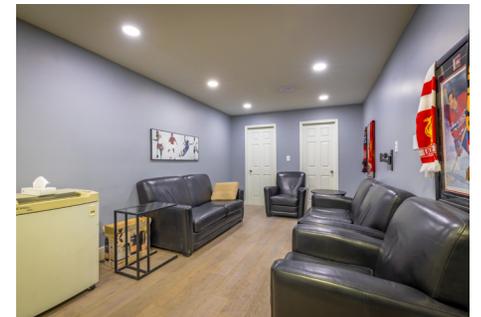
SITE & BUILDING CHARACTERISTICS

ZONING	IL - Light Impact Industrial
OCP DESIGNATION	Industrial
LOT SIZE	21,851.35 SF
YEAR BUILT	1981
EXISTING IMPROVEMENTS	15,000 SF steel industrial building
CEILING HEIGHT	18' foot clear

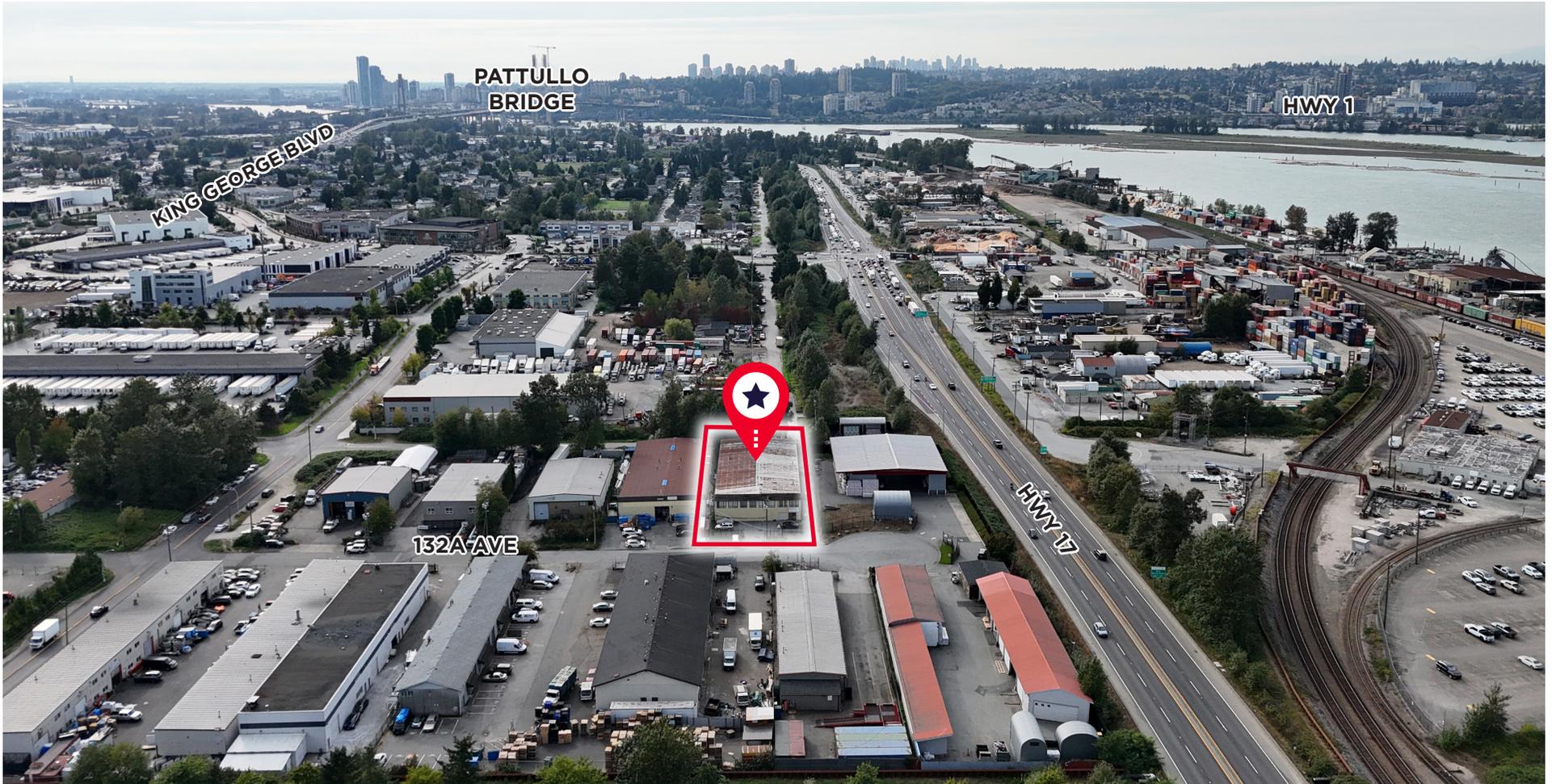


PROPERTY PHOTOGRAPHS





LOCATION MAP



The property is located within Surrey's Bridgeview neighbourhood, offering quick access to:

- Highway 17 (South Fraser Perimeter Road)
- King George Boulevard
- Pattullo Bridge & Highway 1 connections



**3 PHASE
POWER**



**STEEL
BUILDING**



**IMMEDIATE ACCESS
TO TRUCKING ROUTES**



CUSHMAN & WAKEFIELD

For more information, contact:

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