

# FOR SALE

RARE CENTRALLY LOCATED INDUSTRIAL  
BUILDING WITH YARD SPACE

# 12540

## 82 AVENUE Surrey, BC



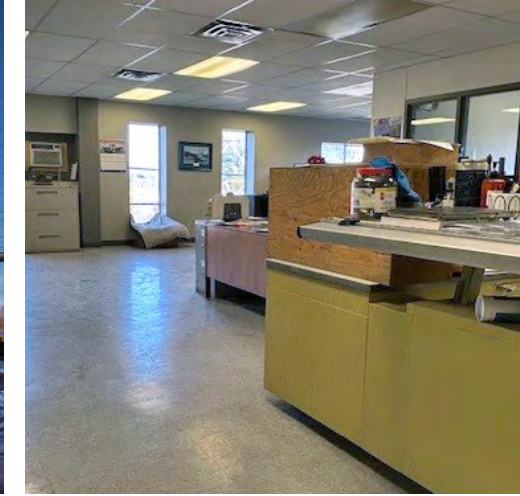
28,080 SF on 4.12 Acres.

Marketed by  
**CUSHMAN & WAKEFIELD**

**FOR SALE**

**12540**

**82 AVENUE**  
Surrey, BC

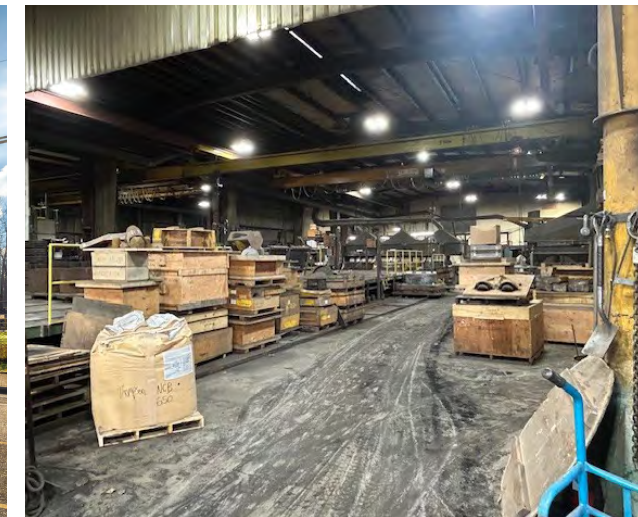


**BUILDING FEATURES**

- 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
<b>Total Available Area</b>	<b>28,080 SF</b>

**PROPERTY TAXES**

\$174,285 (2025)

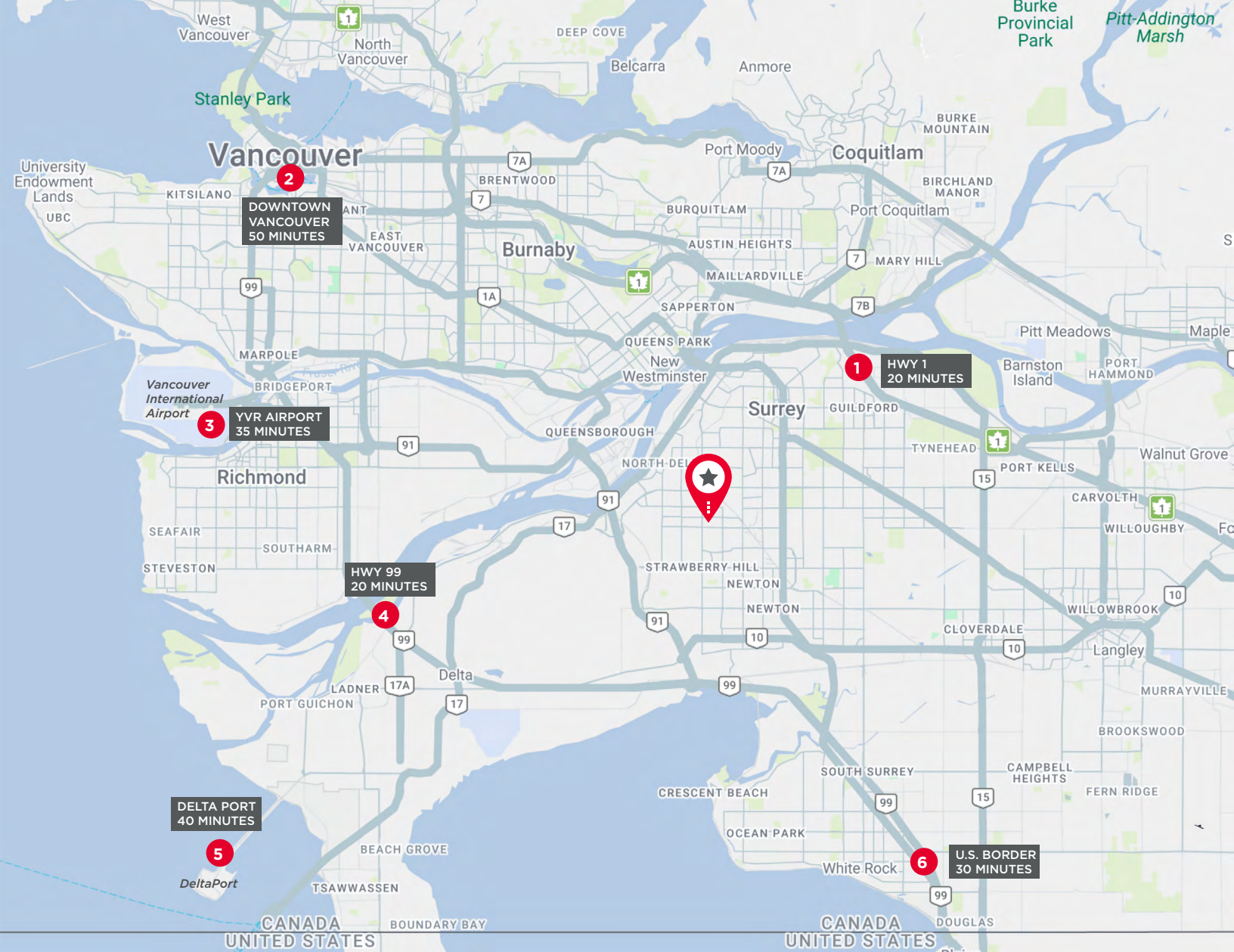
**POWER**

1,200 Amp / 480 Volt 3 phase electrical service

**SALE PRICE**

\$22,995,000





## 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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