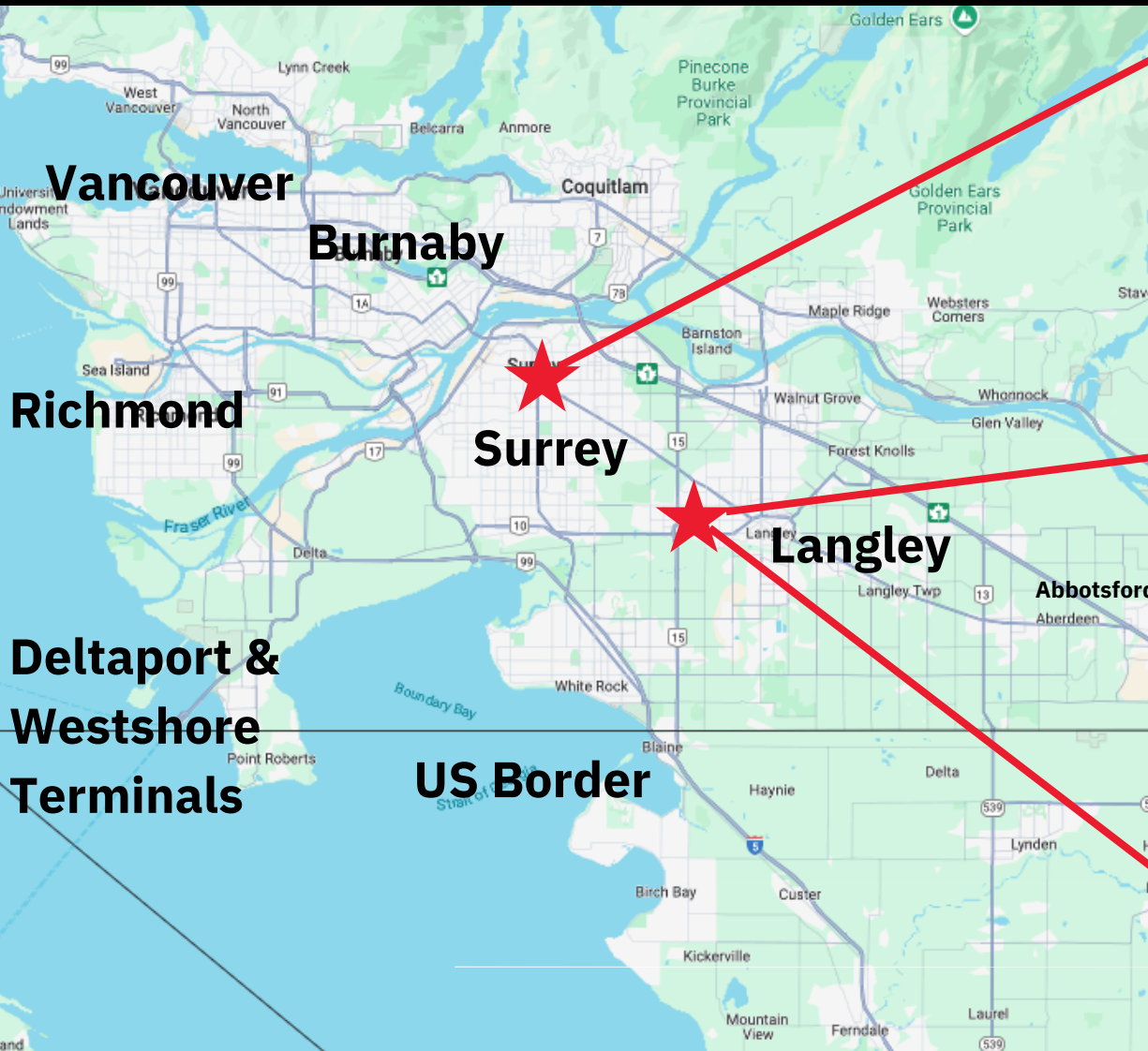


FOR SALE

STRATEGICALLY LOCATED: INCOME PRODUCING INVESTMENT PORTFOLIO



Office: GLENVIEW
10366 136A Street, Surrey, BC V3T 5R3



Industrial: INSUL PRO
17688 - 66 Avenue, Surrey BC V3S 7X1



Industrial: SILENT WITNESS
6554 176 Street, Surrey, BC V3S 4G5

Price Guidance: Contact Listing Agent

Michael Shilton, CCIM | PREC*
Vice President Commercial Investment
604.897.2363 | michael@michaelshilton.com
*Michael Shilton Personal Real Estate Corporation
Royal LePage Wolstencroft | #135 - 19664 64 Avenue, Langley, BC, Canada



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FOR SALE

FUTURE UPSIDE

Royal LePage Commercial is pleased to present the opportunity to acquire a strategically located income-producing group of properties in the heart of Surrey's Cloverdale Industrial Business Park District and Surrey City Centre.

Several INDUSTRIAL advantages include:

- Located in Surrey's Cloverdale Industrial Business Park District within the Metro Vancouver region:
 - Transportation Access to major highways for efficient domestic and international distribution;
 - Several other industrial and distribution companies are located nearby;
 - Close to the US border, facilitating international trade;
 - Access to Port of Vancouver, Deltaport & Westshore Terminals for global shipping;
 - A growing Workforce population provides a pool of potential employees for manufacturing and other operations;
- There are 52,574 square feet (SF) of leasable space between two freestanding buildings on a combined 2.41 acres.



Several OFFICE advantages include:

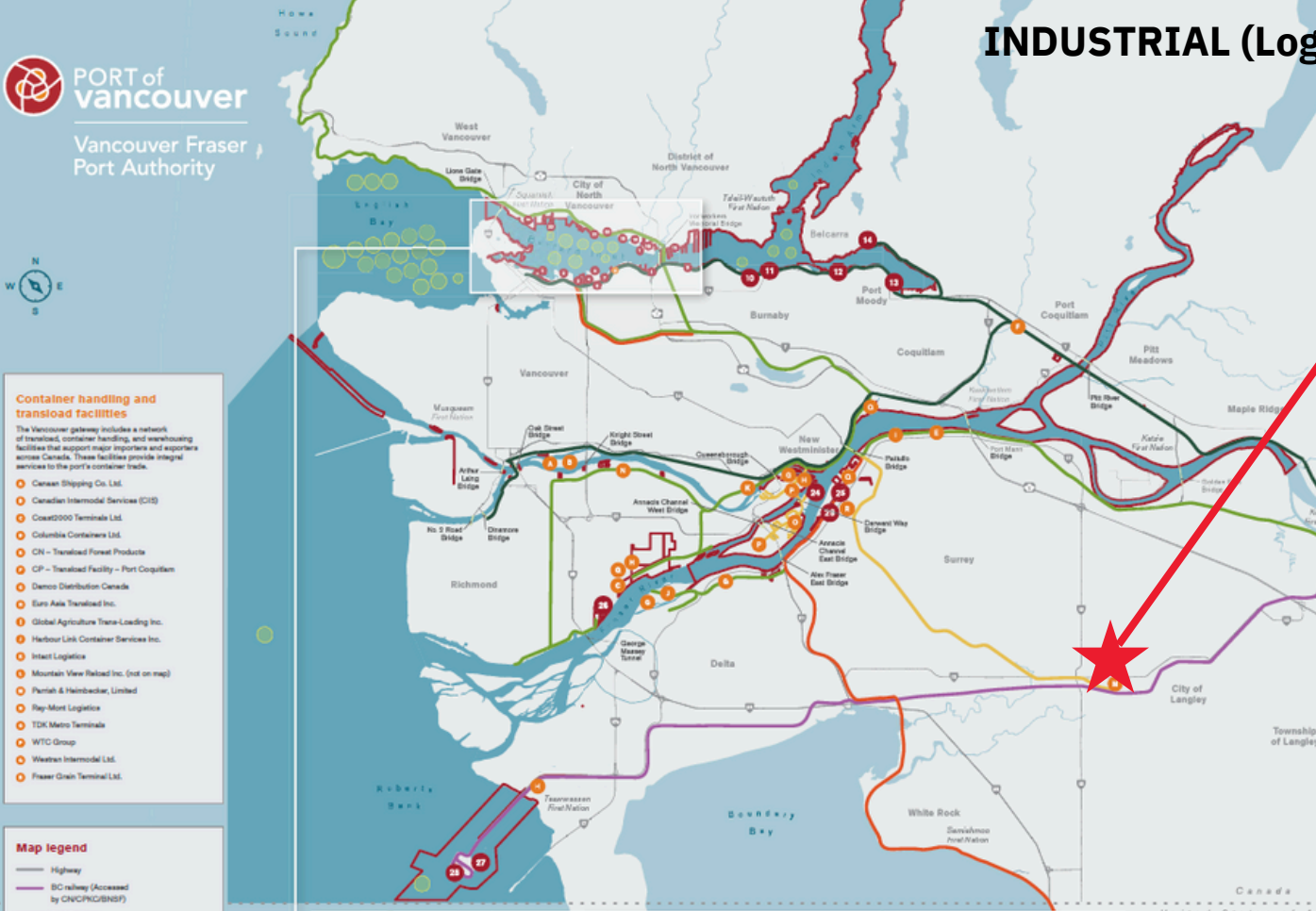
- Surrey has a thriving and diverse business landscape:
 - The city has over 18,000 businesses operating across various sectors;*
 - Surrey consistently sees growth of 2,000-3,000 new businesses each year;*
 - Newton and Surrey City Centre are the fastest-growing business centers, with a 4% growth rate;*
- Development potential:
 - Surrey is one of the fastest-growing municipalities in British Columbia and is expected to overtake Vancouver as BC's most populous city;**
 - "Surrey is experiencing **record-breaking development**. In the first four months of 2024, the City issued permits for more than 5,000 new homes. This record pace breaks many previous annual records – and we're not even half way through the year." ***
 - The city is focusing on creating job opportunities and enhancing livability;***
 - The Surrey-Langley SkyTrain project will likely spur further development along its route;***
 - Located within the 800 m Prescribed Distance from the Surrey Central Sky Train for "Minimum Allowable Density (FAR) up to 3.0", and a "Minimum Allowable Height up to 8 stories"****;
- There are 15,166 square feet (SF) of leasable space within one freestanding building on 0.45 acres.



Source: * "Building the Next Metropolitan Centre - Realizing Surrey's Economic Opportunities", The City of Surrey Economic Strategy 2017-2027
** "Investing in Our Future - A Roadmap to Realizing the Opportunities of Tomorrow", City of Surrey Economic Strategy 2024
*** City of Surrey
**** "Provincial Policy Manual: Transit-Oriented Areas - Supporting Local Government Compliance with Legislative Requirements Under the Local Government Act and Vancouver Charter for Transit-Oriented Areas", Government of British Columbia, May 29, 2024

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INDUSTRIAL (Logistics) - STRATEGIC LOCATION



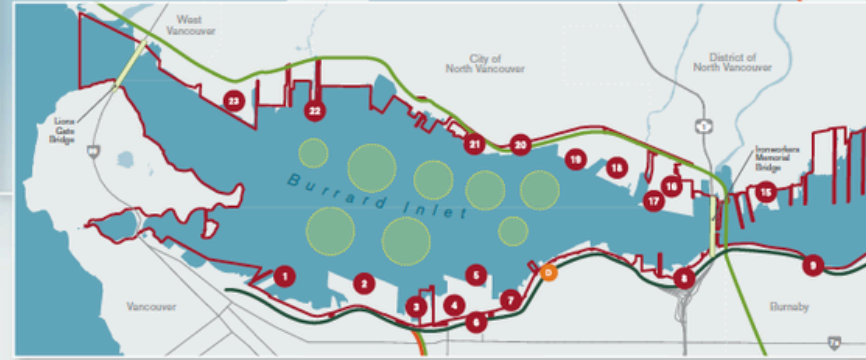
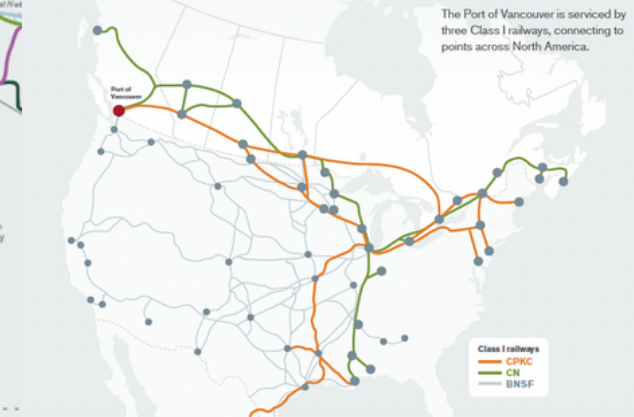
- Container handling and transload facilities**
- The Vancouver gateway includes a network of terminal, container handling, and warehousing facilities that support major importers and exporters across Canada. These facilities provide integral services to the port's container trade.
- Canadian Shipping Co. Ltd.
 - Canadian Intermodal Service (CIS)
 - Coast2000 Terminals Ltd.
 - Columbia Containers Ltd.
 - CN - Transload Forest Products
 - CP - Transload Facility - Port Coquitlam
 - Danco Distribution Canada
 - Euro Asia Transload Inc.
 - Global Agriculture Trans-Loading Inc.
 - Harbour Link Container Services Inc.
 - Intact Logistics
 - Mountain View Rebad Inc. (not on map)
 - Pentah & Heimbach, Limited
 - Ray-Mont Logistics
 - TDK Metro Terminals
 - WTC Group
 - Westran Intermodal Ltd.
 - Fraser Grain Terminal Ltd.

- Map legend**
- Highway
 - BC railway (Accessed by CN/CP/KC/BNSF)
 - BNSF railway
 - CN railway
 - CPKC railway
 - SRY Rail Link
 - Vancouver Fraser Port Authority land jurisdiction
 - Vancouver Fraser Port Authority navigational water jurisdiction
 - Anchorage areas*
 - Municipal boundary
 - International border
- *Details on the Vancouver Fraser Port Authority's Land Use Plan can be found at portsofvancover.com/landuse.
- *Designated anchorage areas provide a safe location for ships to anchor within the port authority's jurisdiction, helping to facilitate efficient port operations and ensure navigation safety.
- Note: Safe and efficient practices and procedures for port users can be found in the Port Information Guide at portsofvancover.com/informationguide.
- The labels identifying First Nations on the map indicate community centers and do not accurately depict the broader territory of the respective nations.



INDUSTRIAL

Connected to key North American markets



Port of Vancouver Canada's largest port

Located on Canada's West Coast, the Port of Vancouver enabled trade with 142 world economies in 2023, connecting Canada to the world.



<p>Key facts</p> <ul style="list-style-type: none"> 29 major terminals including automobile, breakbulk, bulk, container, and cruise North America's second largest export port and largest port on the West Coast by tonnes of cargo 	<p>\$1 of every \$3 of Canada's trade in goods outside North America</p> <p>Borders 16 Lower Mainland municipalities, one Treaty First Nation, and borders and intersects the asserted and established territories of several Coast Salish Nations</p>	<p>Cargo types</p> <ul style="list-style-type: none"> Automobiles Container Cruise Breakbulk Dry bulk Liquid bulk 	<p>Economic impact</p> <ul style="list-style-type: none"> 132,400 jobs in Canada supported by Port of Vancouver-related activities \$300 billion in trade annually \$16.3 billion in gross domestic product
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Source: Port of Vancouver, Vancouver Fraser Port Authority, April 2024

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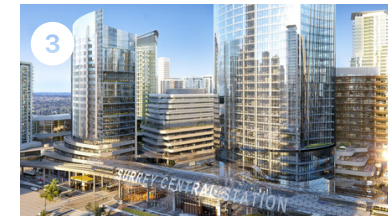
OFFICE (Surrounded by Redevelopment) - STRATEGIC LOCATION



London Station at King George Boulevard: (Image: Chris Dikeakos Architects Inc./surrey.ca)



2024 concept artistic rendering of Civic District at 10355 King George Boulevard, Surrey. (Arcadis/Wesgroup Properties)

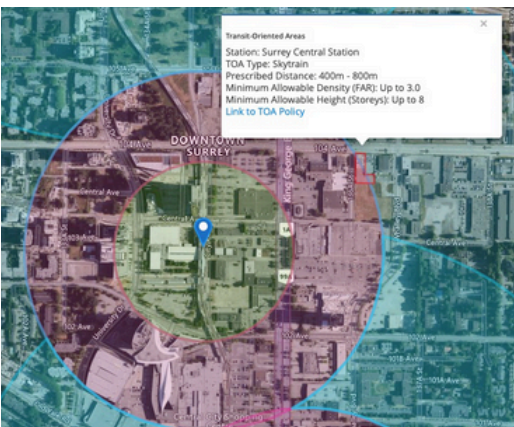


Center Block - New Office Towers, SFU Campus, and Retail integrated with a revitalized Surrey Central Station (Source: Hariri Pontarini Architects)

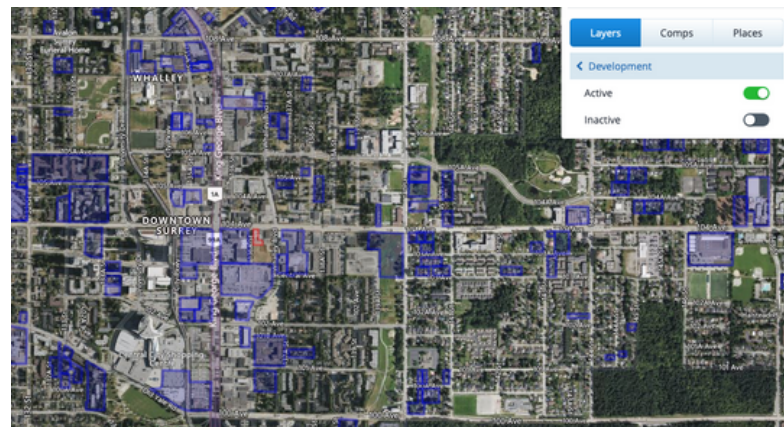
Key neighbouring development projects currently underway or planned in the City of Surrey:

- 1. Development by London Station Holdings Ltd.** Surrey City Council granted third-reading approval on Jan. 15, 2024, featuring three 56, 60 and 65-storey residential towers, a 15-storey stand-alone hotel with more than 200 rooms, substantial office space and 1,541 dwelling units.*
- 2. Civic District:** A new proposal by Wesgroup Properties for the Safeway site near Surrey Central Station includes four towers up to 65 storeys high. This development will add 2,070 new homes across the four phases.*** (PLA Issued June 26, 2024)
- 3. Centre Block:** Working collaboratively with the Surrey City Development Corporation (SCDC), the City and SFU, Urban Strategies led a multi-disciplinary team to create an implementation-based Master Plan which articulates an integrated approach to the expected 2 Million sq. ft. of development that Centre Block will realize.***

Source: * "Surrey OKs 56, 60, 65-storey residential towers, 15-storey hotel", Surrey Low-Leader - Tom Zytaruk, Jan 18, 2024
 ** "Four towers up to 65 storeys with residential, office, hotel, retail, restaurant, and childcare uses slated for Safeway site in Surrey City Centre", Urbanized - Kenneth Chan, June 11, 2024
 *** Urban Strategies Inc. and Source: Hariri Pontarini Architects



Source: Maps by AutoProp and the City Of Surrey



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What's in My Community?

Places that make your life richer and community better

6554 176 St, Surrey, British Columbia, V3S 4G5
5 - 10 minutes



6554 176 Street, Surrey, British Columbia, V3S 4G5

Population

106,307

With growth of 10,642, the population is expected to reach 116,949 by 2025.

University Degree or Higher

22,218

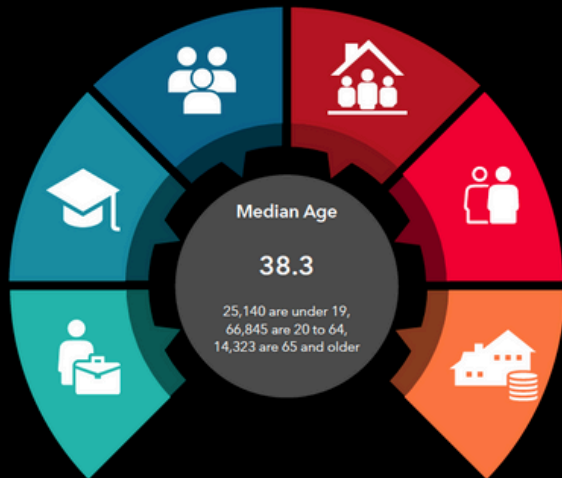
10,793 have no High School Diploma, 27,920 are High School Graduates, and 17,210 have College.

Labour Force

61,182

There are 8,369 self-employed individuals, and 4,507 working from home.

Drive time band of 5 - 10 minutes



Key Facts

Households

34,698

An estimated 2,997 of households live below the poverty line, while 6,793 households have an income over \$200,000

Visible Minority

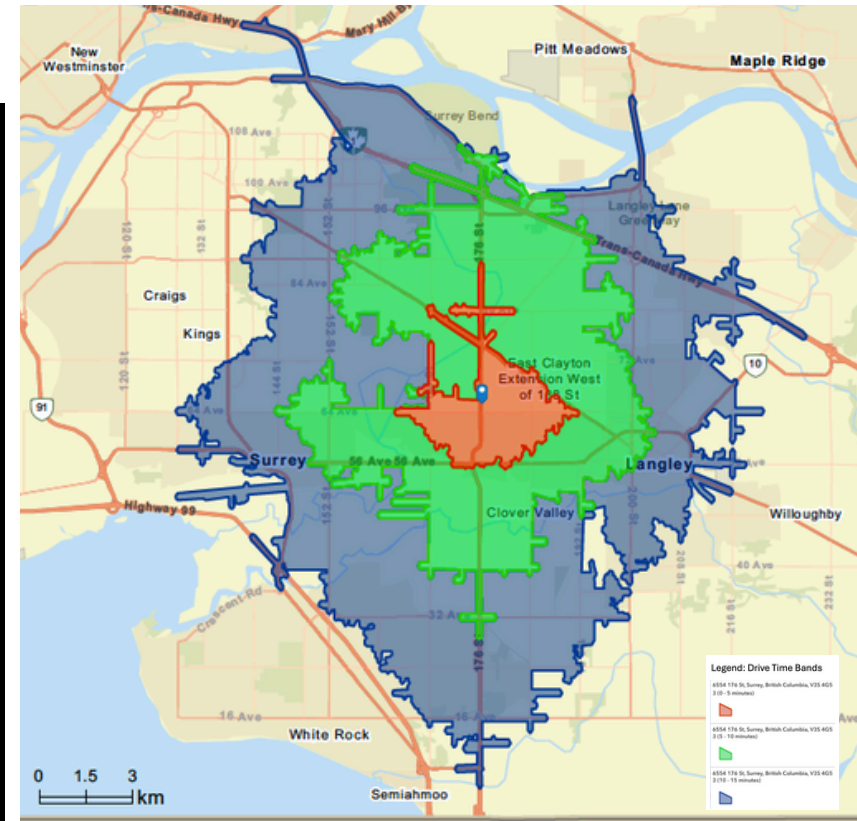
54,596

There are 39,472 first generation immigrant population, and 7,532 immigrating to Canada since 2017.

Median Household Income

CA\$123,745

With an average of 3.0 people per household, the average household income is CA\$141,185.03



Source: This infographic contains data provided by Environics (2023, 2028)

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What's in My Community?

Places that make your life richer and community better

10366 136a St, Surrey, British Columbia, V3T 5R3
5 - 10 minutes



OFFICE (Demographics) - STRATEGIC LOCATION



10366 136a St, Surrey, British Columbia, V3T 5R3

Population

118,153

With growth of 2,491, the population is expected to reach 120,644 by 2025.

University Degree or Higher

22,531

17,511 have no High School Diploma, 35,152 are High School Graduates, and 16,584 have College.

Labour Force

67,373

There are 8,725 self-employed individuals, and 4,373 working from home.

Drive time band of 5 - 10 minutes

Households

35,801

An estimated 3,794 of households live below the poverty line, while 5,490 households have an income over \$200,000

Visible Minority

86,153

There are 63,435 first generation immigrant population, and 9,360 immigrating to Canada since 2017.

Median Household Income

CA\$111,768

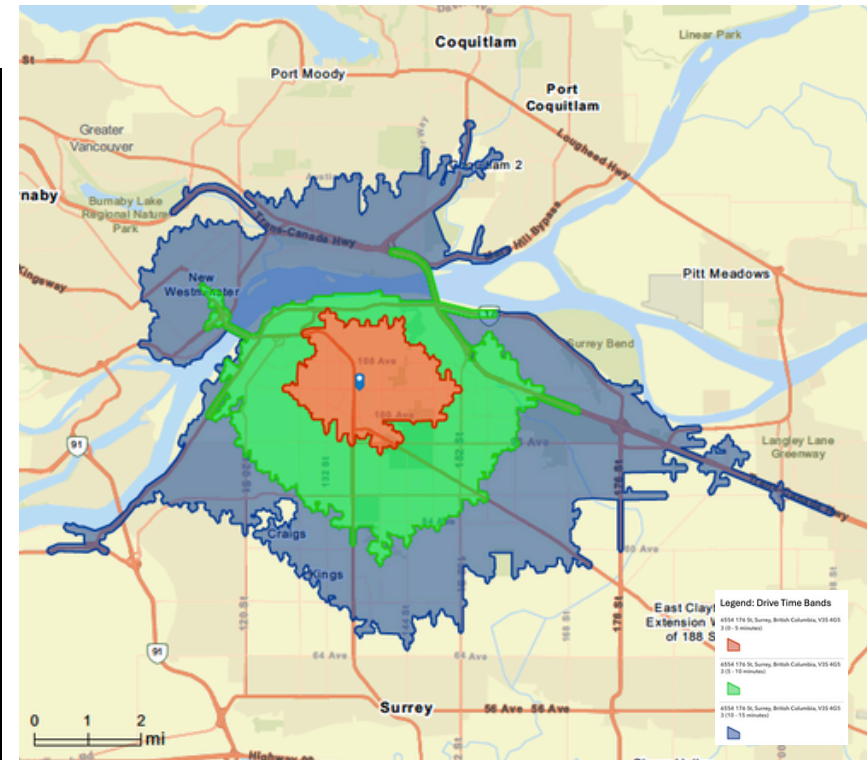
With an average of 3.3 people per household, the average household income is CA\$127,905.51

Median Age
37.4

23,544 are under 19,
77,161 are 20 to 64,
17,449 are 65 and older



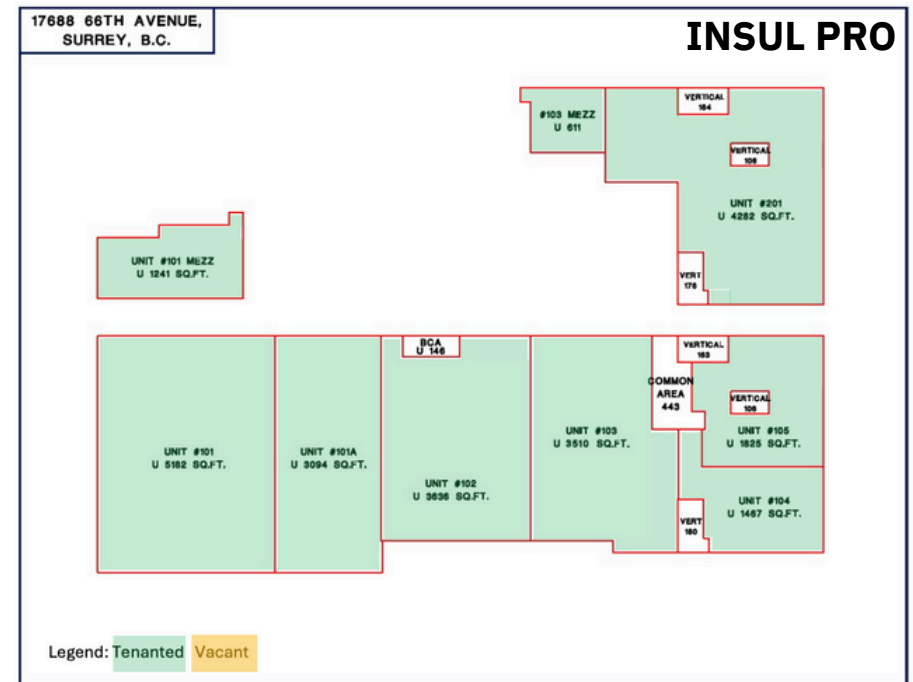
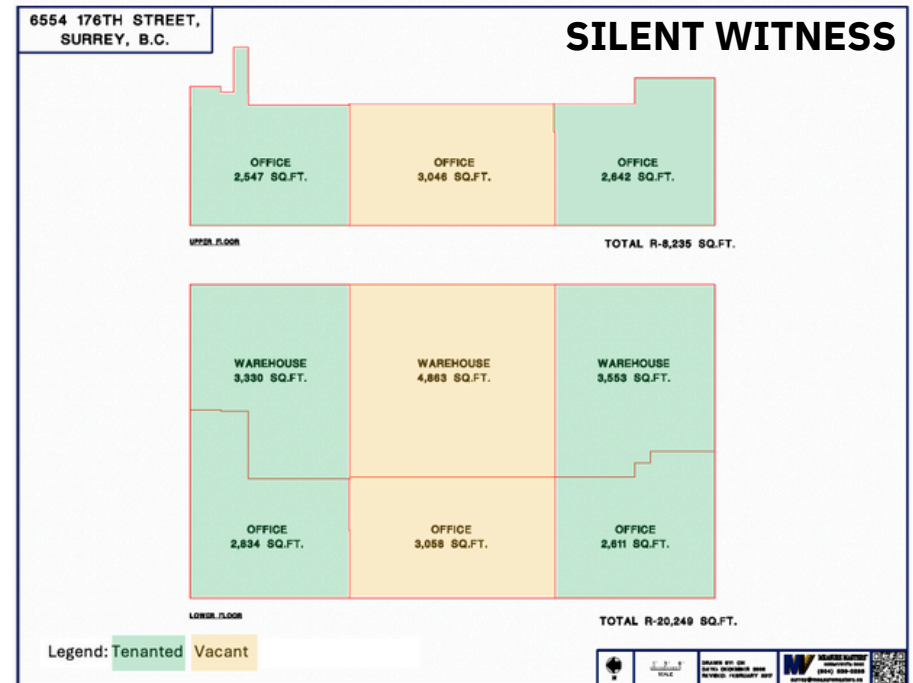
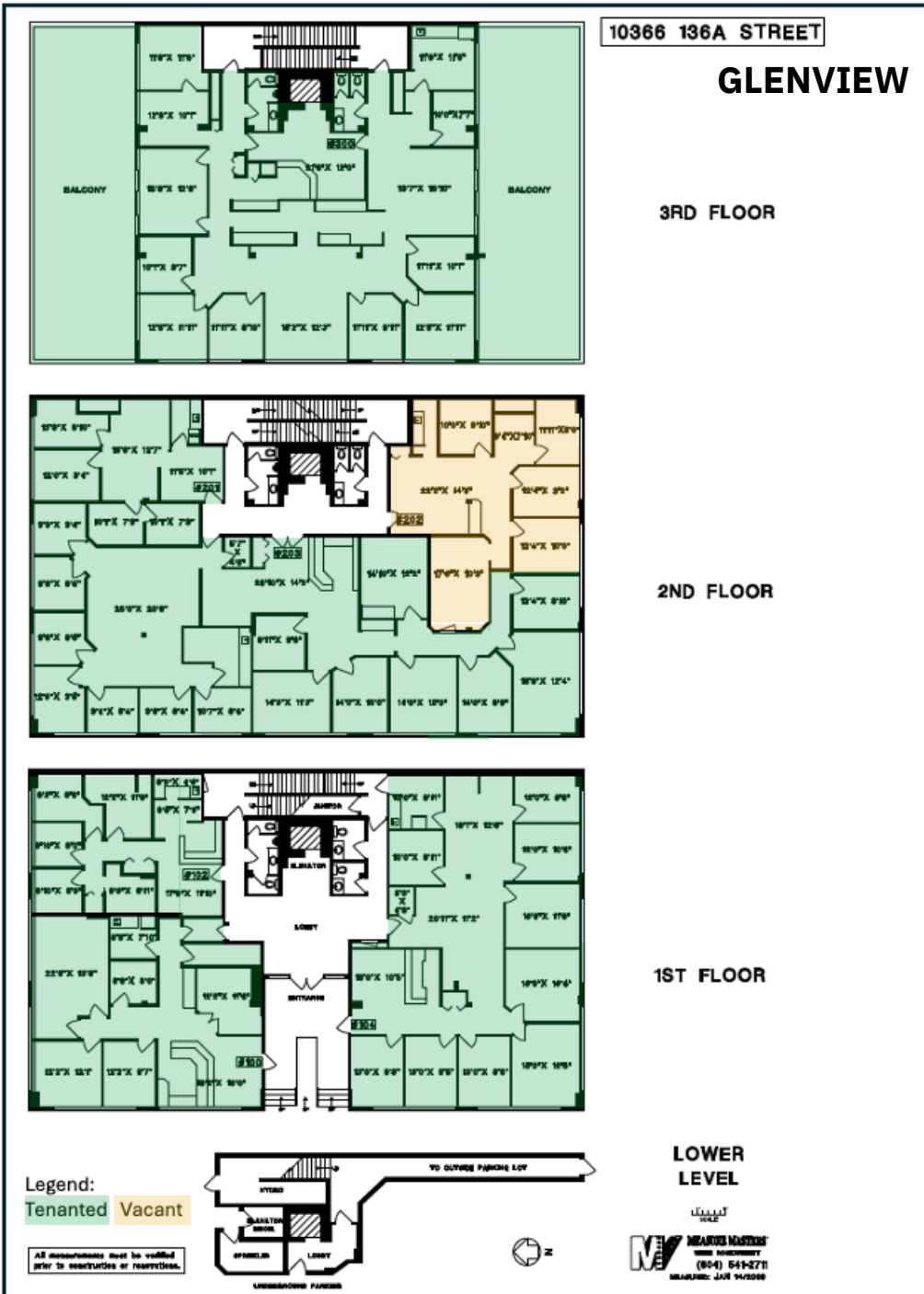
Key Facts



Source: This infographic contains data provided by Environics (2023, 2028)

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Floor Plans - INVESTMENT PORTFOLIO



Source: Measure Masters

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SALIENT FACTS - INVESTMENT PORTFOLIO

Property Type	INVESTMENT PORTFOLIO 2 x Industrial Buildings 1 x Office Buildings	Industrial Building - Silent Witness	Industrial Building - Insul Pro	Office Building - Glenview
Municiple Address	Silent Witness (Industrial) Insul Pro (Industrial) Glenview (Office)	6554 176 Street, Surrey, BC, V3S 4G5 Canada	17688 - 66 Avenue, Surrey BC, V3S 7X1 Canada	10366 136A Street, Surrey, BC, V3T 5R3 Canada
Rentable Area	28,282 SF (Silent Withnes) 24,292 SF (Insul Pro) 15,166 SF (Glenview) 67,740 SFTOTAL	28,282 SF	24,292 SF	15,166 SF
CRU's	15 Units (Non-Stratified)	3 Units (Non-Stratified)	6 Units (Non-Stratified)	6 Units (Non-Stratified)
Site Size	57,131 SF (1.31 Acres) (Silent Witness) 47,799 SF (1.10 Acres) (Insul Pro) 19,666 SF (0.45 Acres) (Glenview) 124,599 SF (2.86 Acres) TOTAL	57,131 SF (1.31 Acres)	47,799 SF (1.10 Acres)	19,666 SF (0.45 Acres)
Zoning	IB – Business Park Zone (Silent Witness) IB – Business Park Zone (Insul Pro) C35 - Downtown Commercial Zone (Glenview)	IB – Business Park Zone (Intended to accommodate and regulate the comprehensive design of industrial business parks.)	IB – Business Park Zone (Intended to accommodate and regulate the comprehensive design of industrial business parks.)	C35 - Downtown Commercial Zone (Intended to accommodate and regulate the development of comprehensive commercial projects of retail, office, service, recreational and residential uses in the City Centre of Surrey, BC.)
OCP	Mixed Employment (Silent Witness) Mixed Employment (Insul Pro) Downtown, Mid to High Rise Mixed-Use City Centre, TOA: SkyTrain (Glenview) <i>*Buyer to verify validity and feasibility of re-development potential</i>	Mixed Employment (Allowable Density (FAR): Up to 1.0*)	Mixed Employment (Allowable Density (FAR): Up to 1.0*)	Downtown, Mid to High Rise Mixed-Use City Centre TRANSIT-ORIENTED AREA (TOA): Surrey Central Station Skytrain <u>Minimum</u> Allowable Density (FAR): Up to 3.0* <u>Minimum</u> Allowable Height (Stories): Up to 8*
Year Built	1991 (Silent Witness) 1995 (Insul Pro) 1990 (Glenview)	1991	1995	1990
Projected NOI (Jan-Dec 2025) (Stabilized)	\$1,152,579	\$491,081	\$369,865	\$291,633
Occupancy	85% Tenanted	61% Tenanted (1 of 3 CRU's Vacant)	100% Tenanted (All 6 CRU's Occupied)	94% Tenanted (1 of 6 CRU's Vacant)
Parking	136 Parking Spaces TOTAL (17 Secured Covered Parking Spaces)	46 Surface Parking Spaces	36 Surface Parking Spaces	17 Secured, Covered Parking Spaces 37 Surface Parking Spaces
Physical Details	Well maintained professionally managed buildings with, original equipment, likley qualify for grants from CleanBC Better Buildings initiative, BC Hydro Power smart, FORTIS BC, and others.	The property is improved with one two story multi tenant industrial building that has been constructed using a structural steel frame with precast concrete wall panels and stucco finishes. The building has a clear height of 22 feet and is serviced by two truck level doors and three drive-in doors. There are four points of ingress and egress.	The property is improved with one two story multi tenant industrial building. The building has been constructed using a structural steel frame with precast concrete wall panels and glazed glass. The building has a clear height of 22 feet and is serviced by three drive-in doors, and has one point of ingress and egress.	The property is improved with one three storey multi tenant office building that has been constructed using a structural steel frame with concrete block walls behind a clay brick, stucco and tile facade. The building is serviced by one elevator and has one point of ingress and egress.

By way of Confidentiality Agreement, qualified and approved parties may register interest and access the Data Room which contains extensive diligence materials and reports relevant to the Investment Portfolio. For more information or to place an offer, please inquire directly.

Michael Shilton, CCIM | PREC*

Vice President | Commercial Investment

First Regional Vice President | RVP | Region 12 (Canada) | CCIM Institute (2025/2026 Elected)

Past President | CCIM Western Canada Chapter (2022)

Candidate Guidance Chair | CCIM Western Canada Chapter (2023)

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