



INDUSTRIAL BUILDING FOR SALE

**11559
132A AVENUE**

 **CUSHMAN &
WAKEFIELD**

SURREY, BC

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

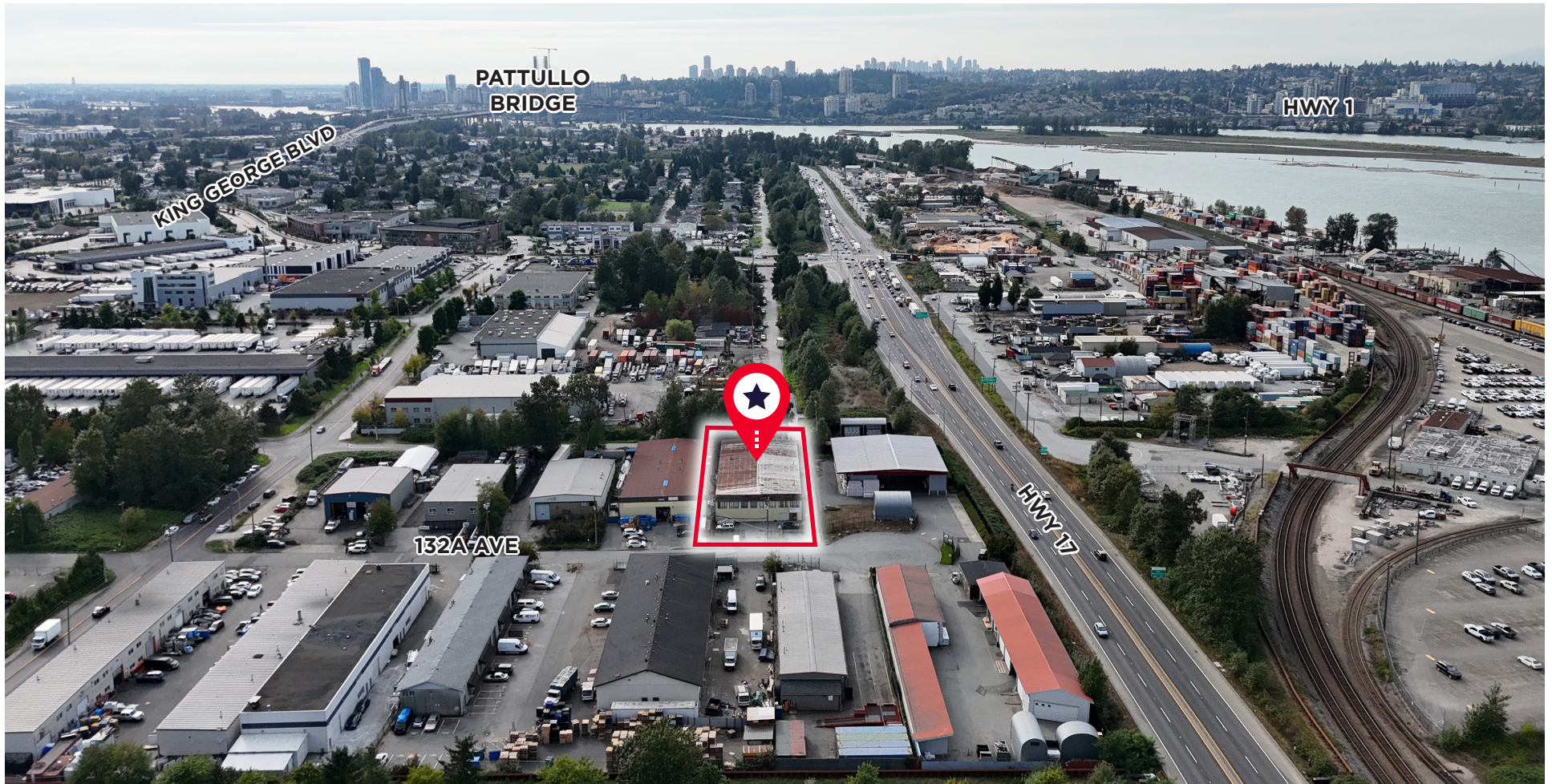
15,000 SF steel industrial building

CEILING HEIGHT

18' foot clear



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

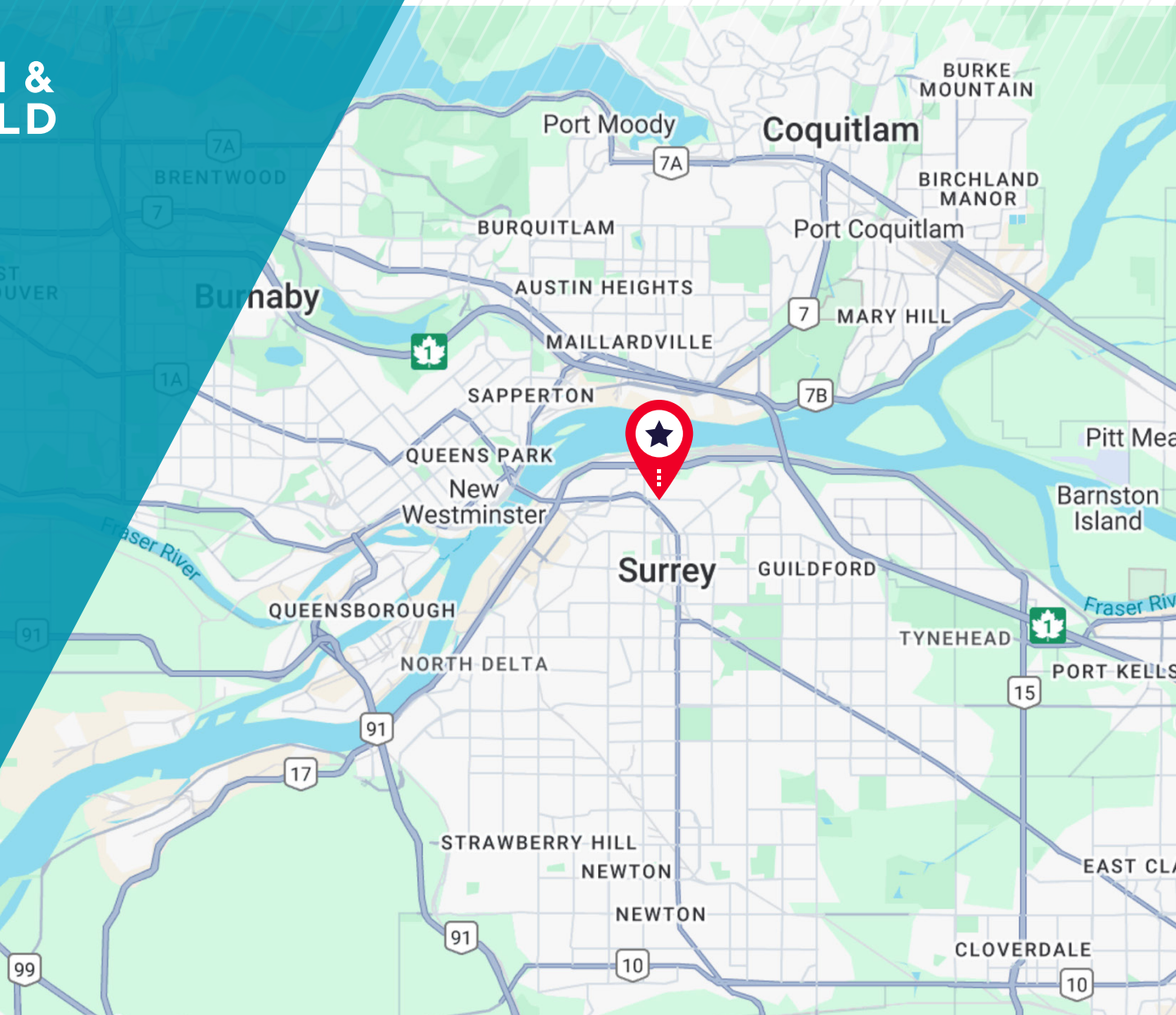
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