



**FOR SALE: PREMIUM HEAVY INDUSTRIAL ZONE OFFERING ON
5.85 ACRES IN EAST CLOVERDALE WITH HOLDING INCOME**

19429 54th Avenue, Surrey, BC

28,200 SF WAREHOUSE | 5.85 ACRES

Asking Price: \$24,000,000



**CUSHMAN &
WAKEFIELD**

FOR SALE
19429 54th AVENUE

28,200 SF | 5.85 ACRES



The Opportunity

A rarely available premium heavy industrial property featuring an architecturally designed 28,200 SF concrete tilt warehouse with drive-through grade loading doors and professionally finished office space situated on 5.85 acres (3.77 usable). The subject property is ideally located in east Cloverdale, providing unmatched accessibility and connectivity to the Lower Mainland industrial submarkets and the United States border.



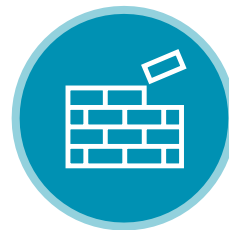
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High quality office space with breakout rooms, private perimeter offices, kitchen and covered second floor patio area



24' clear ceilings, concrete tilt up warehouse with drive-through grade loading doors, rolling gantry crane, warehouse demising with small office and washroom facilities



Excess yard area for vehicle and outdoor storage, 1,440 SF covered storage area, truck scale and wash area with covered shed area, dual entrance/exit driveways on 54th & 55th Avenue.

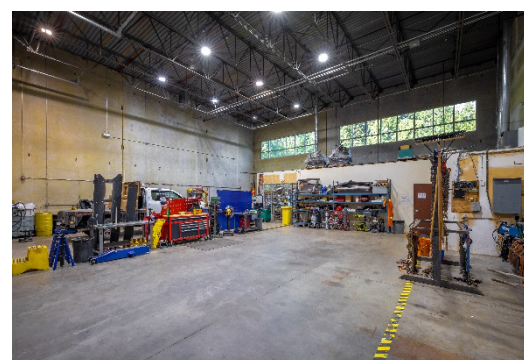
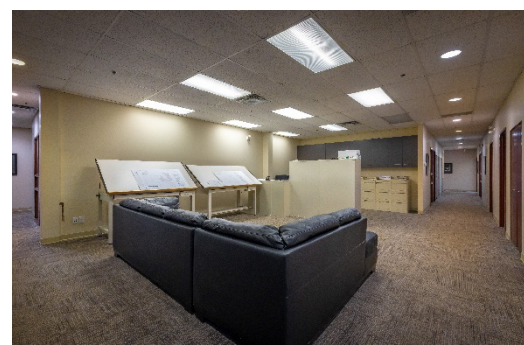
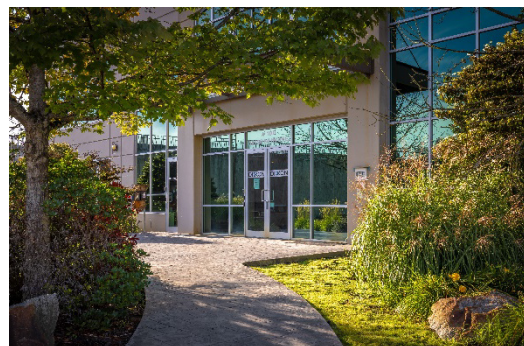
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Salient Details

Address:	19429 54th Ave., Surrey, BC
PID:	030-372-640
Submarket:	Surrey
Industrial Node:	Cloverdale
Lot size:	5.85 Acres (3.77 acres usable)
GBA:	28,200 SF
Net Leased Office:	6,000 SF
Net Leased Warehouse	6,840 SF
Vacant Office Available:	6,000
Vacant Warehouse Available:	7,920
Possible Leaseback Vacant:	< 6 months
Build year:	2007
Power:	347A/600V 3 phase
Construction:	Concrete Tilt
Loading Doors:	10 at grade
Ceiling Height:	24' warehouse clear
Yard Area:	~ 2.00 acres
Separately Metered:	No
Parking:	56
Access:	Gated driveway access from 54th and 55th Ave.
Zoning:	IL Light Industrial/IH High Impact Industrial
OCP:	Bridgeport
BC Assessment (2025):	\$28,364,999
Property Tax (2025):	\$231,701.81



Features

- IH High Impact Industrial & IL Light Impact Industrial
- High exposure location
- Heavy 3-Phase power
- Premium finished office includes furniture and fixtures
- Alarm system and surveillance
- Fully fenced and gated premises
- High street exposure
- 5 ton rolling gantry crane
- Entrance and exits to 54th & 55th Avenue
- Truck weigh scale, wash station and in ground oil separator
- Approximately 1,400 SF of freestanding covered shed area
- Outdoor second floor patio area & full kitchen
- Keyless/swipe card access entry
- Fully sprinkled facility
- Fully landscaped
- Fire hydrant on site managed by owner
- Separate secured 2nd floor office entrance

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Property Area Specifics

Zoning	IH & IL	
Building Size	Office	Size (SF)
	Main Floor Office	6,000
	Second Floor Office	6,000
	Total Office	12,000
	Warehouse	
	Unit #101	3,600
	Unit #102	3,240
	Unit #103	2,880
	Unit #104	5,040
	Covered Storage	1,440
	Total Warehouse	16,200
	Building Total	28,200

Property Area	5.85 Acres
Property Taxes (2025)	231,702.00
Availability	Vacant or short leaseback
Price	\$24,000,000

Lease Specifics

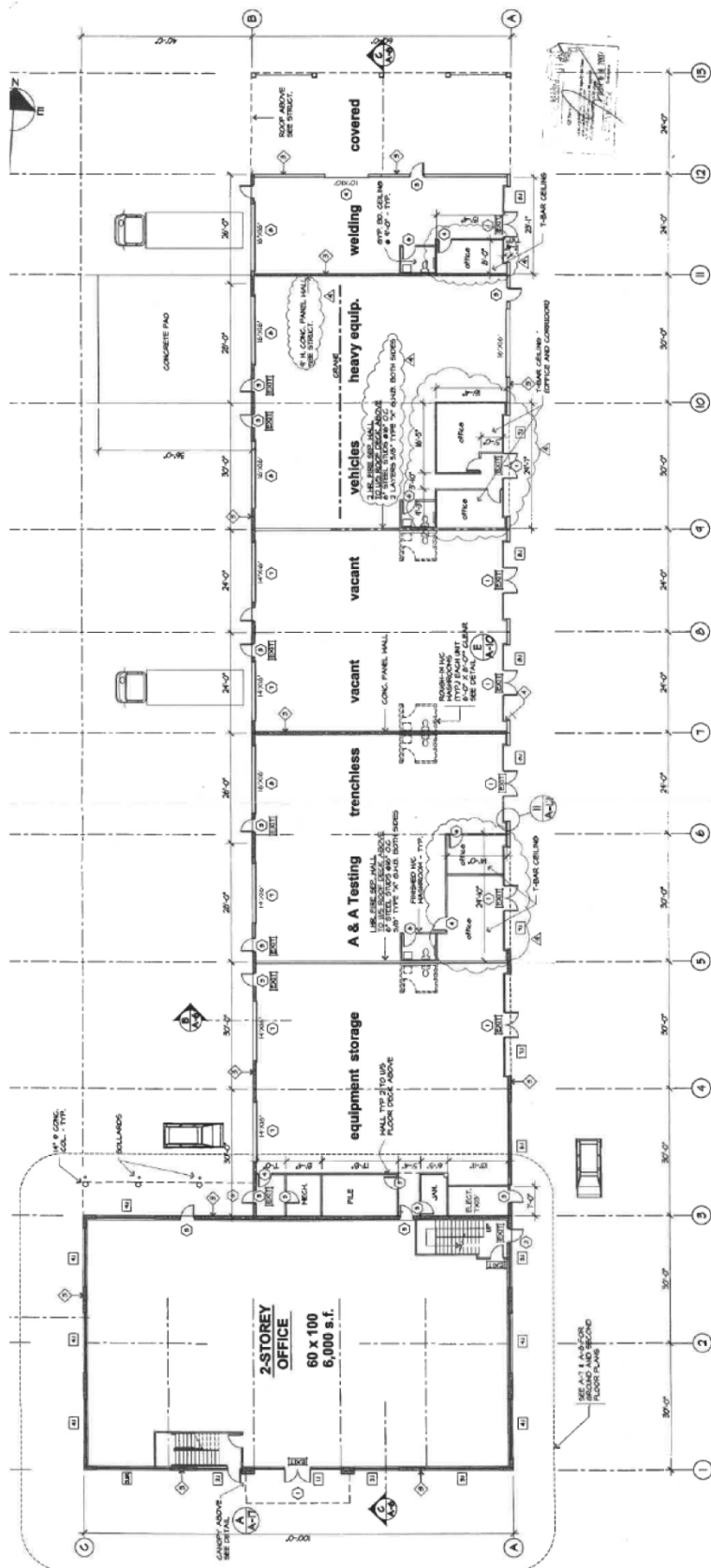
- Main floor office lease expiry September 2027
- Units #101/102 lease expiry September 2027
- Approximately ~16,000 SF yard area lease expiry 2027
- Annual lease income ~ \$254,378.00
- One 5-year renewal option
- Total lease approximately 50% of building
- Leased premises has dedicated separate entrances



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