

**11517 132A Street, Surrey, BC**

**FOR SALE**

This is your opportunity to acquire an ultra-rare 8,200 SF low-site coverage freestanding building on a 0.50 acre lot, within the highly desirable IL - Light Impact Industrial zone. Situated in the Bridgeview submarket of North Surrey, in close proximity to Hwy 17, this building is ideally suited for a wide variety of business use profiles given the inclusion of warehouse, showroom, second floor office and storage space.

**Calvin Owen Jones, B.Sc.**

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11517 132A Street  
Surrey, BC

**NAI**Commercial

## Opportunity

Complete with 20' clear ceiling height in the main warehouse, two 12x14 grade loading doors, functional ground floor showroom and storage space, two wash-rooms, ample second floor office and accessory storage space, plus  $\pm 12,000$  SF of functional paved yard area, the subject property is well suited to accommodate a variety of applications. The highly desirable IL-Light Impact Industrial zone allows for a wide range of uses including but not limited to automotive, warehousing, distribution, equipment rentals and light impact industry.

## Highlights



Ultra-rare low-site coverage freestanding building



IL-Light Impact Industrial Zoning

Ample parking and yard space



Vacant Possession available

## Property Details

### Legal Description

LOT 249, PLAN NWP57918, SECTION 10, RANGE 2, NEW  
WESTMINSTER LAND DISTRICT  
PID: 000-835-277

### Size

Warehouse (Full Ceiling Height)	2,096 SF
Warehouse (Reduced Ceiling Height)	1,438 SF
Ground Floor Showroom	1,516 SF
Second Floor Office	1,752 SF
Second Floor Storage	487 SF
Second Floor Open Office	918 SF
<b>Total</b>	<b>8,207 SF</b>

### Price

\$5,250,000



# Salient Details

## Lot Size

0.502 acres

## Zoning

IL (Light Impact Industrial Zone)

## Features



20' clear height in the main warehouse



2 grade loading doors (12' x 14')



Gas fired heat



400A, 120/208V, 3-phase Electrical Service



±12,000 SF of paved yard area



AC in the second-floor office space



2 washrooms



Metal roof



Updated Phase 1 ESA Available

## Year Built

1995

## Property Taxes (2025)

\$43,835.66



LANE ACCESS AND SIDE YARD











WAREHOUSE (REDUCED HEIGHT)



WAREHOUSE (FULL HEIGHT)

## Location

11517 132A Street is located in the Bridgeview submarket of North Surrey. The subject property offers excellent connectivity to major transportation routes, including King George Blvd, Hwy 17 (SFPR), and the Pattullo Bridge, providing direct links to Langley, Delta, New Westminster, Burnaby, and the broader Metro Vancouver area. Surrey Central, the city's rapidly growing downtown core, is only a few minutes away, offering access to SkyTrain, shopping, restaurants, and civic amenities. Its position within a well-established industrial and residential pocket makes it a convenient and strategic location for businesses.

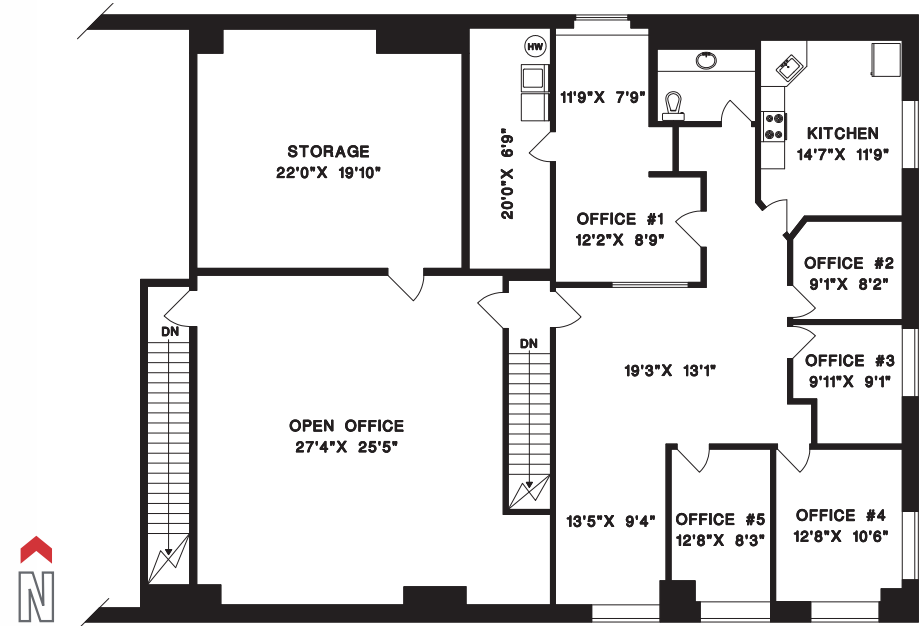
## Surrey Demographics

Median Household Income (2020):	\$98,000
Total Population (2021):	568,322
Median Age:	38.5

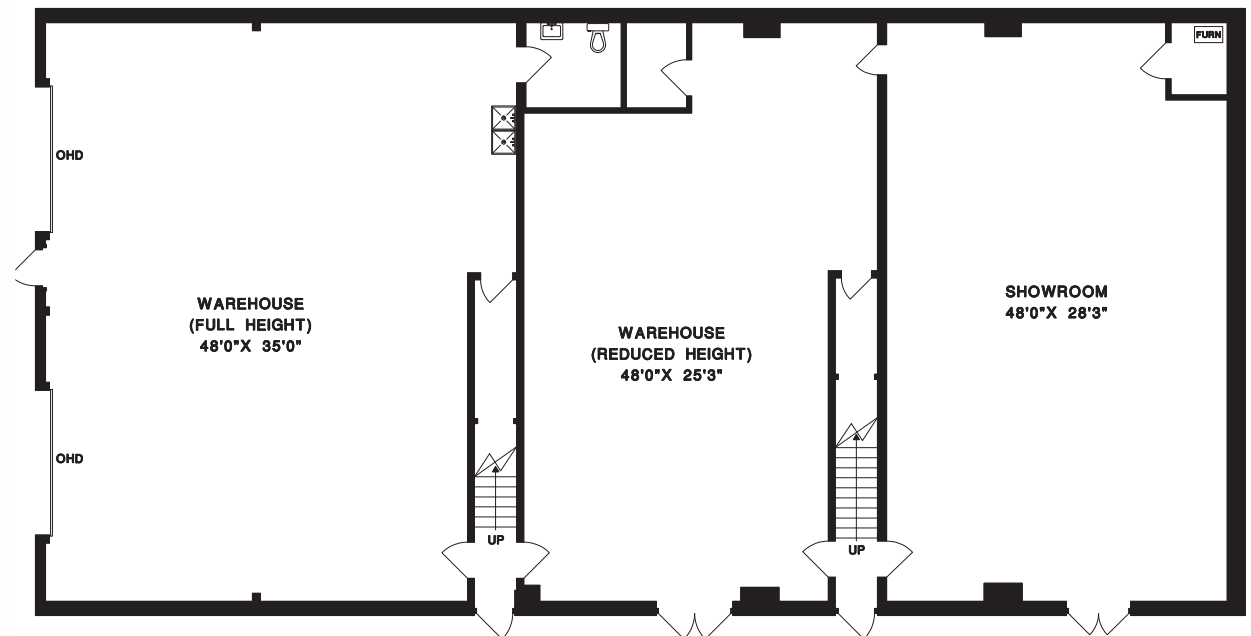




SECOND FLOOR OFFICE



WAREHOUSE (FULL HEIGHT)





OFFICE #1



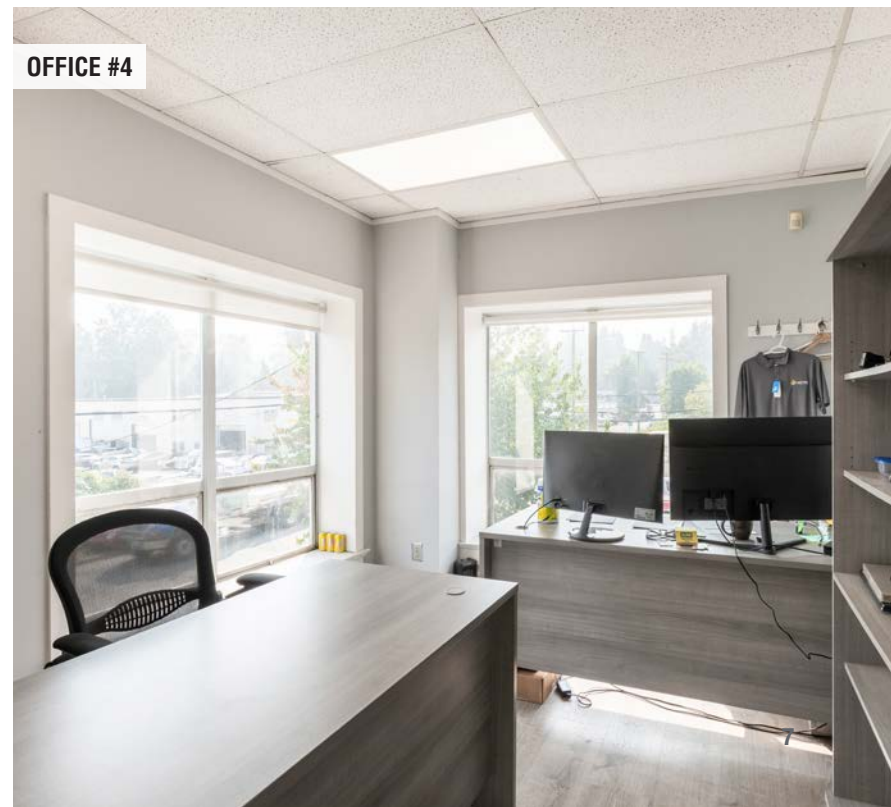
SECOND FLOOR OPEN OFFICE



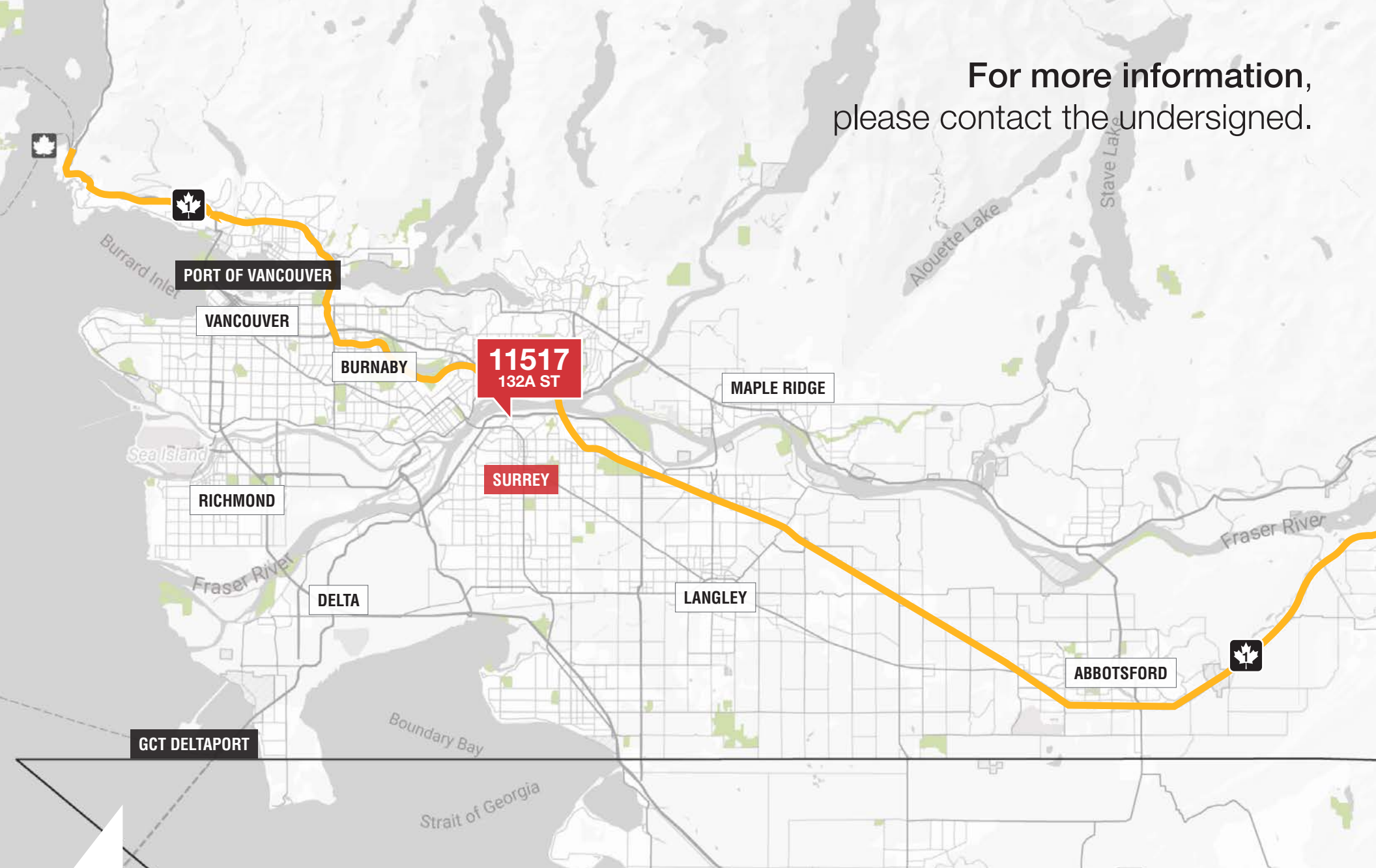
SECOND FLOOR KITCHEN



OFFICE #4



For more information,  
please contact the undersigned.



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