

For Sale



19120 54th Avenue

Surrey, BC

Opportunity to acquire a rare 5.96 acre industrial zoned site in Cloverdale / Langley City

CONNEST
DEVELOPMENTS

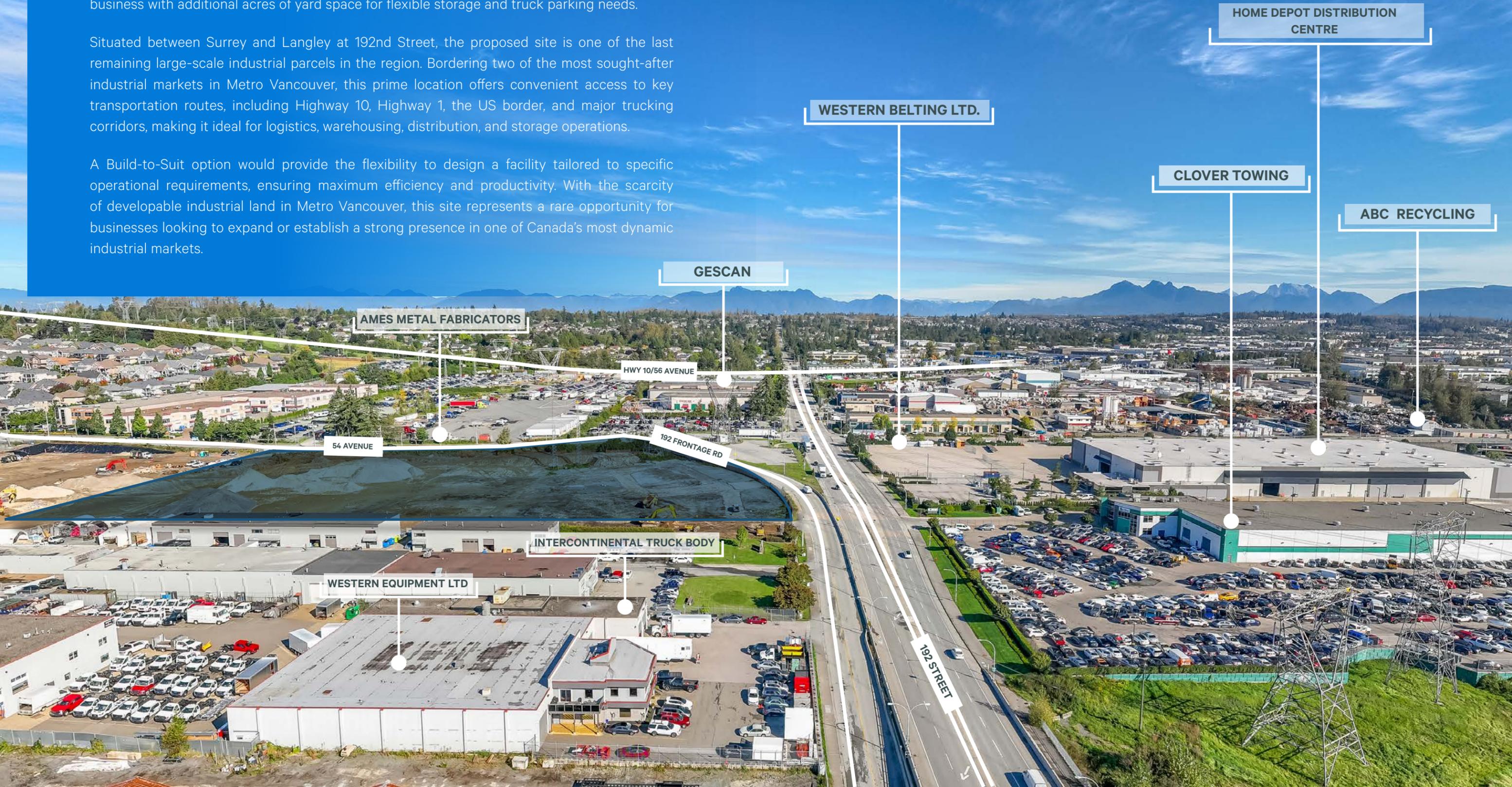
CBRE

The Opportunity

CBRE Limited and Conwest Developments are proud to present a rare and unique opportunity to purchase a 5.96 acre Industrial site located at 19120 54th Avenue, Surrey, B.C. Conwest will deliver this premium industrial land with all services to the lot line, levelled and ready for your business with additional acres of yard space for flexible storage and truck parking needs.

Situated between Surrey and Langley at 192nd Street, the proposed site is one of the last remaining large-scale industrial parcels in the region. Bordering two of the most sought-after industrial markets in Metro Vancouver, this prime location offers convenient access to key transportation routes, including Highway 10, Highway 1, the US border, and major trucking corridors, making it ideal for logistics, warehousing, distribution, and storage operations.

A Build-to-Suit option would provide the flexibility to design a facility tailored to specific operational requirements, ensuring maximum efficiency and productivity. With the scarcity of developable industrial land in Metro Vancouver, this site represents a rare opportunity for businesses looking to expand or establish a strong presence in one of Canada's most dynamic industrial markets.



AMES METAL FABRICATORS

GESCAN

WESTERN BELTING LTD.

CLOVER TOWING

HOME DEPOT DISTRIBUTION CENTRE

ABC RECYCLING

INTERCONTINENTAL TRUCK BODY

WESTERN EQUIPMENT LTD

HWY 10/56 AVENUE

54 AVENUE

192 FRONTAGE RD

192 STREET

Development Potential

Development-ready, with Conwest to deliver services to the lot lines, the land has recently been issued a Development Permit (DP) and comprehensive documentation is available to aid with the buyer's due diligence.

Property Overview

Lot Size

5.96-acre (259,721 SF gross site area)

PID: 032-248-652

Legal Description:

LOT 2 SECTION 4 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP133589

Property Taxes (2024)

\$207,603

Zoning

IL - Light Industrial Zone

Availability

Immediate

Pricing Guidance

Contact Listing Agent



Property Highlights



High exposure on 192nd with convenient access to Cloverdale and Langley City



All services to lot line to be delivered by Conwest



615' of exposure to 192 Street



Development Permit (DP) issued



3 points of access / egress



Abundant amenities

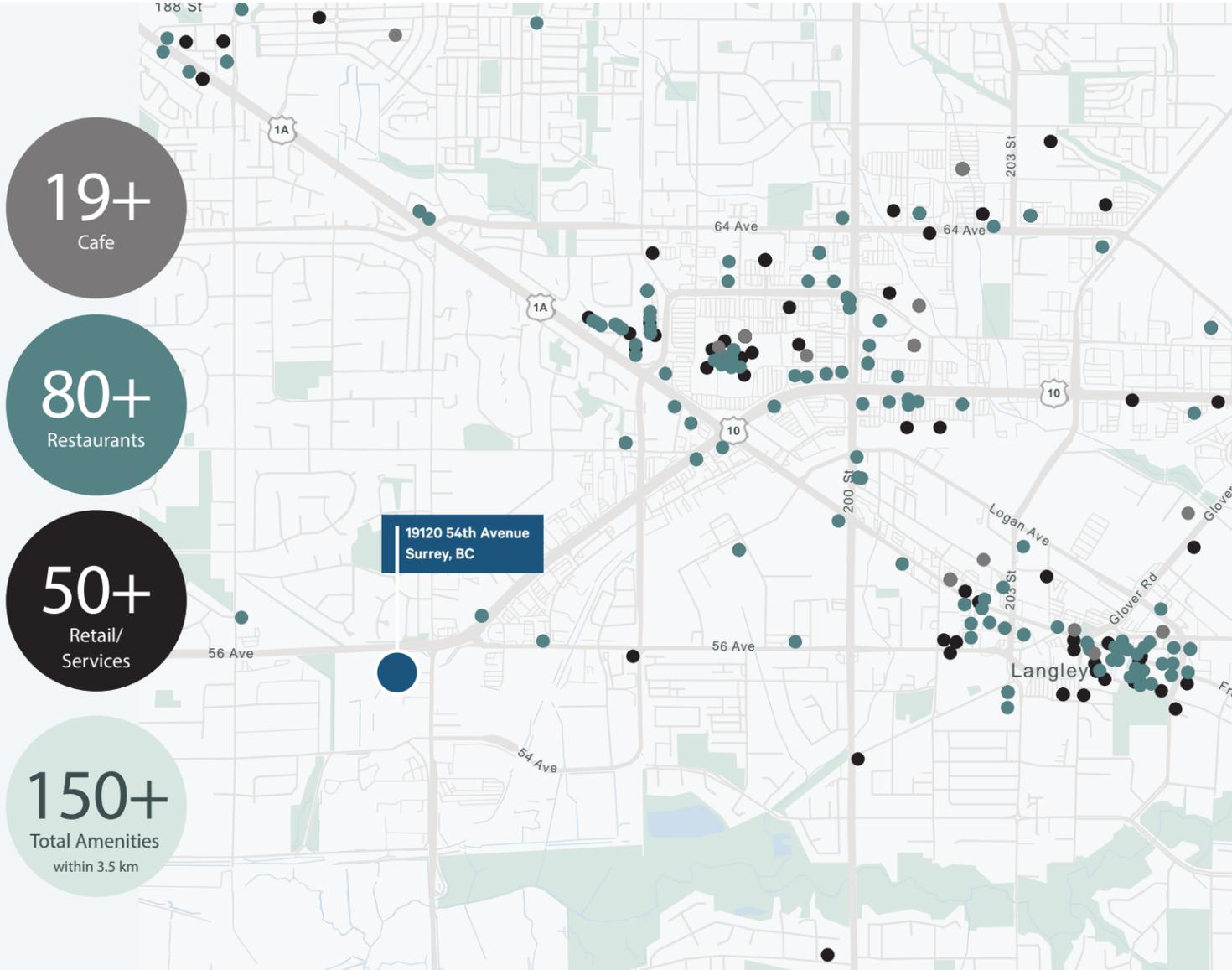
The Location

Nestled in Surrey, British Columbia, the community of Cloverdale strikes a perfect balance between small-town atmosphere and urban conveniences, drawing businesses to its doorstep. It's strategically positioned near key transportation routes such as Highway 1 and Highway 15, offering seamless access to Greater Vancouver and the U.S. border, along with exceptional public transit options.

The area is witnessing an economic boom, with a rise in residential and commercial developments, creating a high demand for spaces suited for retail, offices, and industries. Cloverdale is home to a wide array of businesses, contributing to a dynamic economic landscape. The neighborhood is full of a variety of retail stores, eateries, and coffee shops, and boasts community centers, parks, and recreational spots that elevate the living and working experience. The historic downtown area, known for its well-preserved heritage buildings and events like the Cloverdale Rodeo and Country Fair, draws crowds and stimulates the local economy.

Accessibility

Future infrastructure developments, such as the Surrey Langley SkyTrain Project, will provide future service directly to the Cloverdale area. This 16-kilometer extension of the Expo Line will host 8 new stations and 3 new bus exchanges and directly impact the ease of transportation in and out of the Cloverdale neighborhood. It will travel on an elevated guideway along Fraser Highway from King George SkyTrain Station to Langley Centre, connecting the surrounding City Centre, Fleetwood and Cloverdale/Clayton with seamless rapid transit.



Demographics (10 km radius)



Total Population

610,972

2024 Estimate



Retail Sales

\$5.7B

2024 Estimate

Amenities

Cafe

- Pearl Fever Tea House
- Estrella's Montreal Deli & Cafe
- Starbucks
- Tim Hortons
- Lemon Bakery
- Mc Burney Coffee & Tea House
- Corner Cafe
- Twins Coffee
- Coastal Coffee House
- Gossip Corner Cafe
- Java Lova Coffee
- Sharetea
- Chachi's

Restaurants

- Chili House Restaurant
- Silver Dragon Restaurant
- Jim's Pizzeria
- Masala India Bistro
- Fresco Pizza & Wings
- Cactus Club Cafe
- White Spot
- Nando's
- Ming & Sing Chinese Express
- Olive Garden
- Montana's
- Ricky's All Day Grill
- C&U Vietnamese Restaurant
- Sammy J's
- Umami Sushi
- Pizza Factory
- Dragon Garden
- Big Star Sandwich Co.
- NY's Indian Grill & Bar
- Chuck E. Cheese

Retail/Services

- Glover Medicine Centre
- M&M Meat Shops
- Skechers
- Michael's nofrills
- Save-On-Foods
- Canadian Western Bank
- Cash Money
- Payless ShoeSource
- Running Room
- Golf Town
- The Shoe Company
- Save-On-Foods
- Shoppers Drug Mart
- Save-On-Foods
- Shoppers Drug Mart
- H Mart
- Nature's Fare Markets
- Day To Day Grocery & Produce
- I.D.A.

Industrial | 5.96 Acre Industrial Development Site



Zoning IL (Light Industrial)

Allows for a light industrial uses, including but not limited to:

- + Light manufacturing and production
- + Warehousing and distribution
- + Research and development facilities
- + Truck storage
- + Office spaces related to industrial operations
- + Limited retail and service commercial uses
- + Recycling depot
- + Trailer storage

ENVIRONMENTAL CONDITION

- Site currently has a Site Determination to industrial standards (IL)
- Conwest will deliver a new Site Determination to commercial standards (CL)

HYDRO APPROVALS

- Permitted uses per compatible use letter

SITE CONDITION TO BE DELIVERED BY CONWEST

- Demolition complete
- Offsite works per Servicing Agreement
- Site graded + 75mm cap
- New retaining wall south property line

ENTITLEMENT SUMMARY

- DP issued
- ESC issued
- TCP issued
- Servicing Agreement – Conwest to execute works
- Demo permit issued

GEOTECHNICAL

Complete geotechnical report available (Oct 3, 2023)

ENCUMBRANCES

Information available on Title

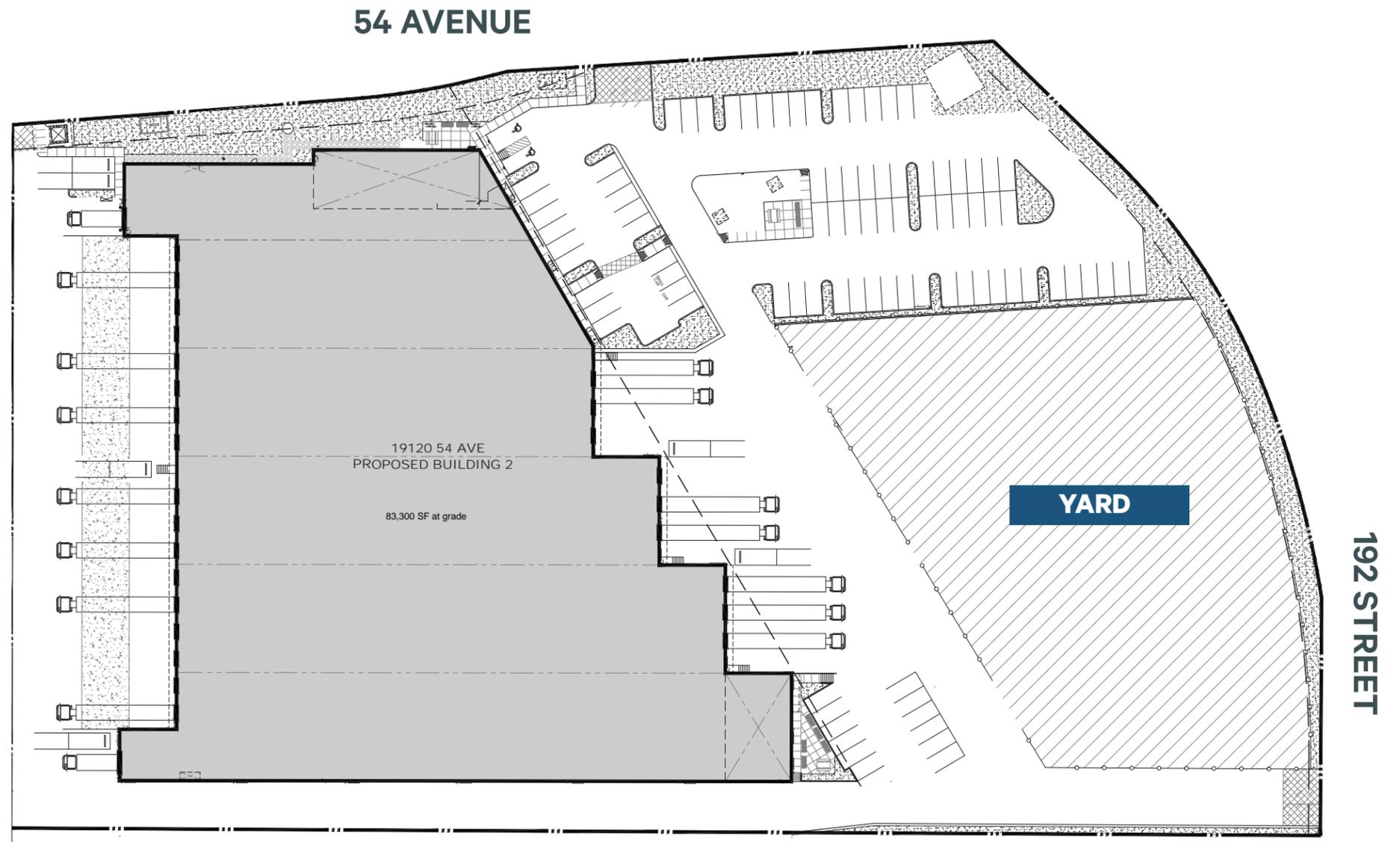
Data room access inclusive of engineering reports and additional documents will be provided to qualified purchasers upon execution of the confidentiality agreement.

Potential Site Plan & Building Details

OPTION

A

BUILDING AREA	88,300 SF
PARKING STALLS	104
SITE COVERAGE	32%
STORAGE YARD	1.07 ACRES
LOADING BAYS	28



Potential Site Plan & Building Details

OPTION

B

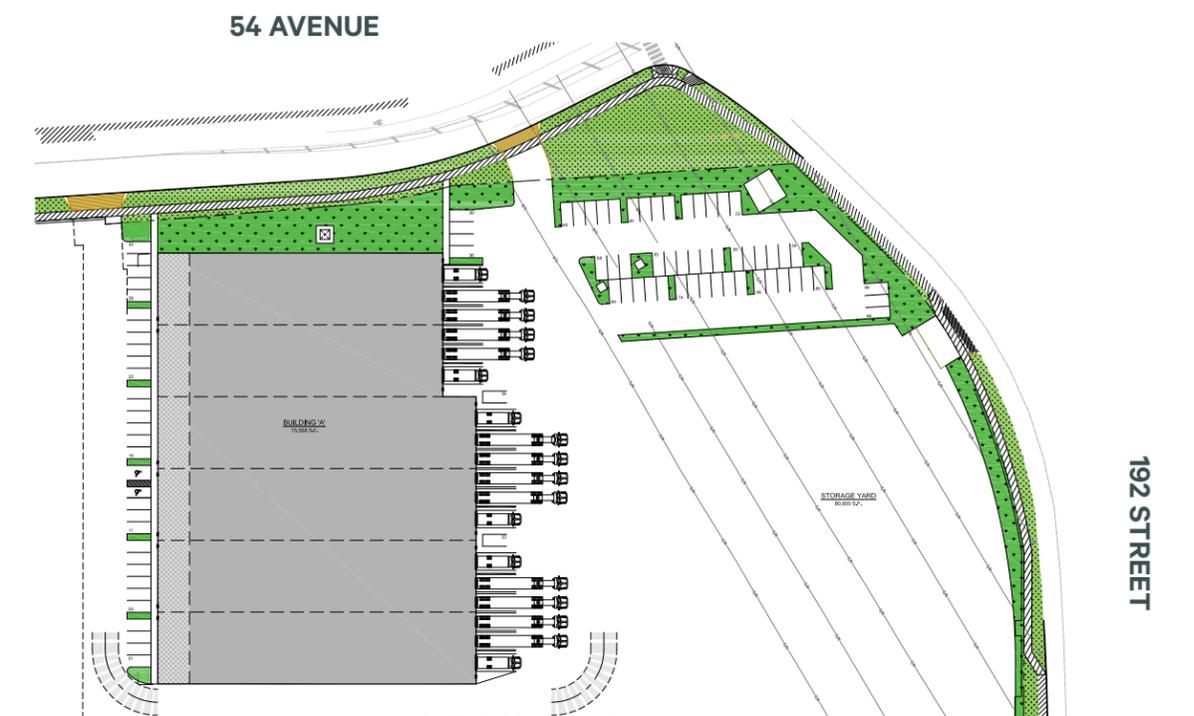
BUILDING AREA	101,860 SF
PARKING STALLS	104
SITE COVERAGE	38%
STORAGE YARD	0.83 ACRES
LOADING BAYS	12



OPTION

C

BUILDING AREA	82,844 SF
PARKING STALLS	88
SITE COVERAGE	29%
STORAGE YARD	1.86 ACRES
LOADING BAYS	18



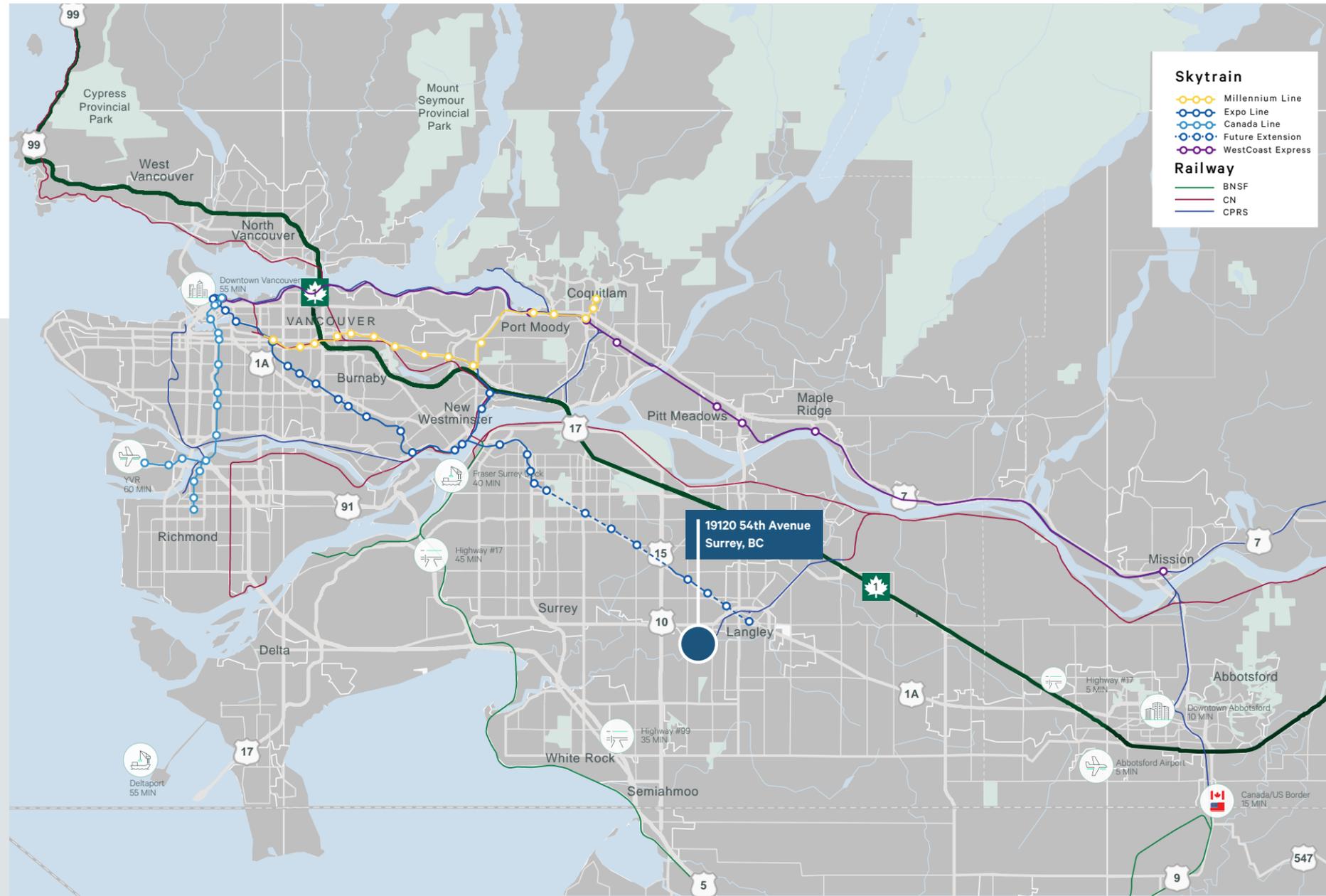
Industrial | 5.96 Acre Industrial Development Site

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Market Overview

Metro Vancouver is Canada's third largest metropolitan area located on the southwest coast of Canada. The industrial asset class in Metro Vancouver has continued to be one of the strongest performers across all real estate asset classes.

	LANGLEY Q4 2024	SURREY Q4 2024	METRO VANCOUVER Q4 2024
Total Inventory	16,264,503 SF	43,164,226 SF	24,511,883 SF
Available Space	1,259,776 SF	2,677,452 SF	1,591,847 SF
Availability Rate	7.7%	6.2%	6.5%
Vacancy Rate	6.2%	4.3%	4.9%
Net Absorption YTD	-208,816 SF	-75,949 SF	-420,630 SF
New Supply YTD	62,194 SF	946,929 SF	134,421 SF
Under Construction	0 SF	775,561 SF	922,766 SF
Net Asking Rent	\$19.64 PSF	\$19.62 PSF	\$20.94 PSF



Driving Times

5 MIN

to Langley Bypass
to Highway 10

10 MIN

to Cloverdale
Fraser HWY

25 MIN

to Canada/US
Border

40 MIN

to Fraser Surrey Docks
to Deltaport

50 MIN

to Downtown Vancouver
to Deltaport
to YVR

19120 54th Avenue

SURREY, B.C



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CBRE

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