

For Lease

5465 Production Boulevard, Surrey, BC

43,068 sf manufacturing facility with high-quality office improvements on 3.25 acres in Cloverdale



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Opportunity

Avison Young is pleased to present the opportunity to lease a 43,068 sf freestanding industrial building on 3.25 acres in Surrey's highly coveted Cloverdale industrial area. This well-maintained, manufacturing-style facility features a clear-span warehouse area, multiple overhead cranes, five grade-level loading doors, two-levels of improved office space and paved, excess yard area for outside storage and parking.

Location

Strategically located on the west side of Production Boulevard and south of 56th Avenue, the property sits within the highly sought-after Cloverdale industrial area. This prime location offers exceptional connectivity, positioned just a two-minute drive from Highway 10 and providing convenient access to major transportation corridors including Highway 15, Fraser Highway, Highway 99, and Highway 1.

Occupiers will also benefit from close proximity to a wide range of amenities, including restaurants, retail, and essential services located in nearby Langley City.

Key highlights



43,068 sf freestanding manufacturing-style facility on 3.25 acres with IH zoning



Warehouse improvements include multiple cranes, heavy power, compressors and skylights



Two-levels of fully improved office space with a double-height foyer/reception area



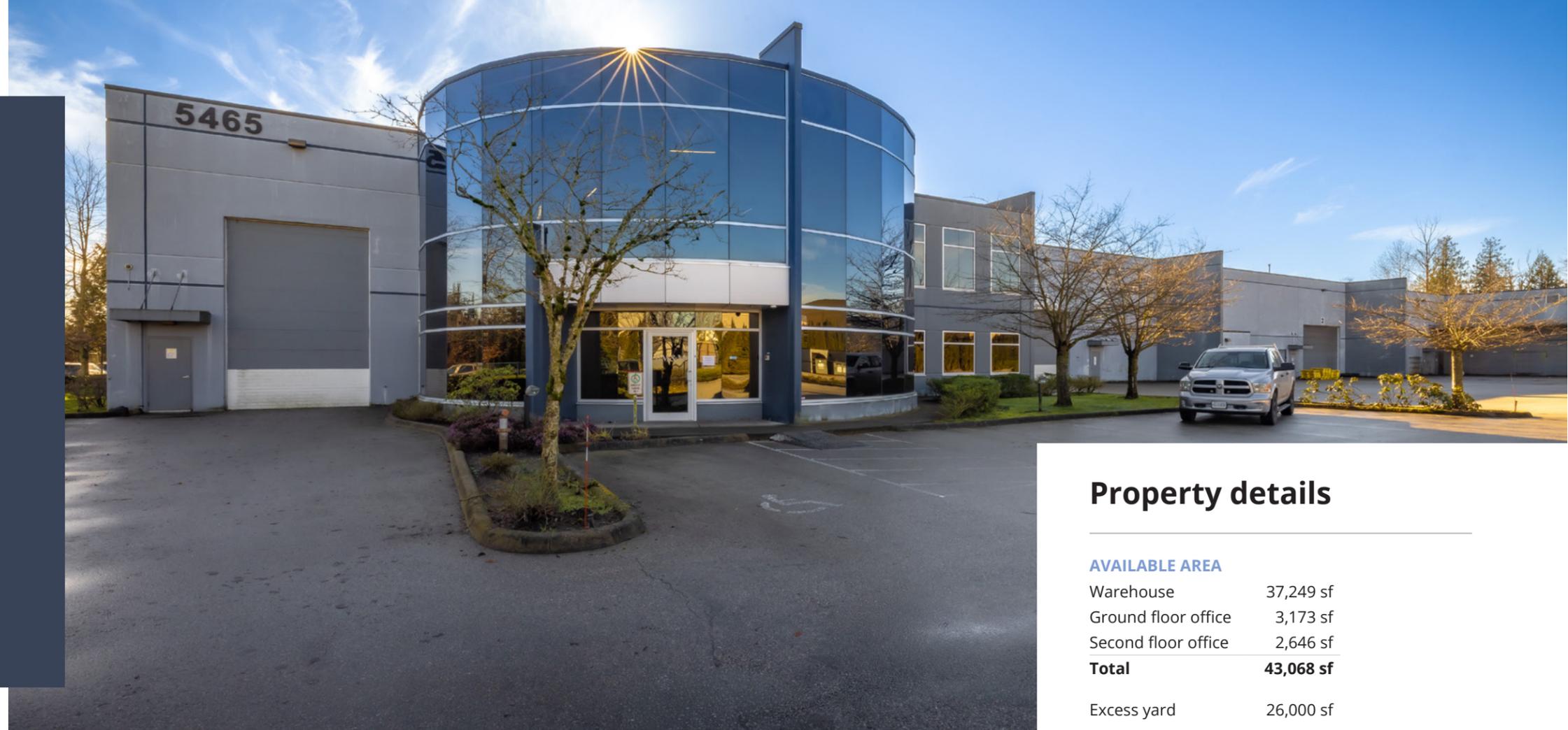
26,000 sf paved and fenced excess yard area allows for outside storage and additional parking



Situated in the highly coveted Cloverdale industrial area and adjacent to Langley City



Amenity-rich area, close to transit, shops and services



Property details

AVAILABLE AREA

| | |
|---------------------|------------------|
| Warehouse | 37,249 sf |
| Ground floor office | 3,173 sf |
| Second floor office | 2,646 sf |
| Total | 43,068 sf |

| | |
|-------------|-----------|
| Excess yard | 26,000 sf |
|-------------|-----------|

**Measurements to be verified by Tenant*

GROSS SITE AREA

3.25 acres (2.75 acres net site area)

ZONING

IH - High Impact Industrial Zone permits a wide range of high impact industrial uses, including but not limited to manufacturing, automotive services, warehousing, distribution and processing.

SITE COVERAGE

33% based on net usable area

LEASE RATE

| | |
|--------------------|------------------|
| Building | \$20.00 psf, net |
| Excess yard | \$4.00 psf, net |

ADDITIONAL RENT (2026 ESTIMATE)

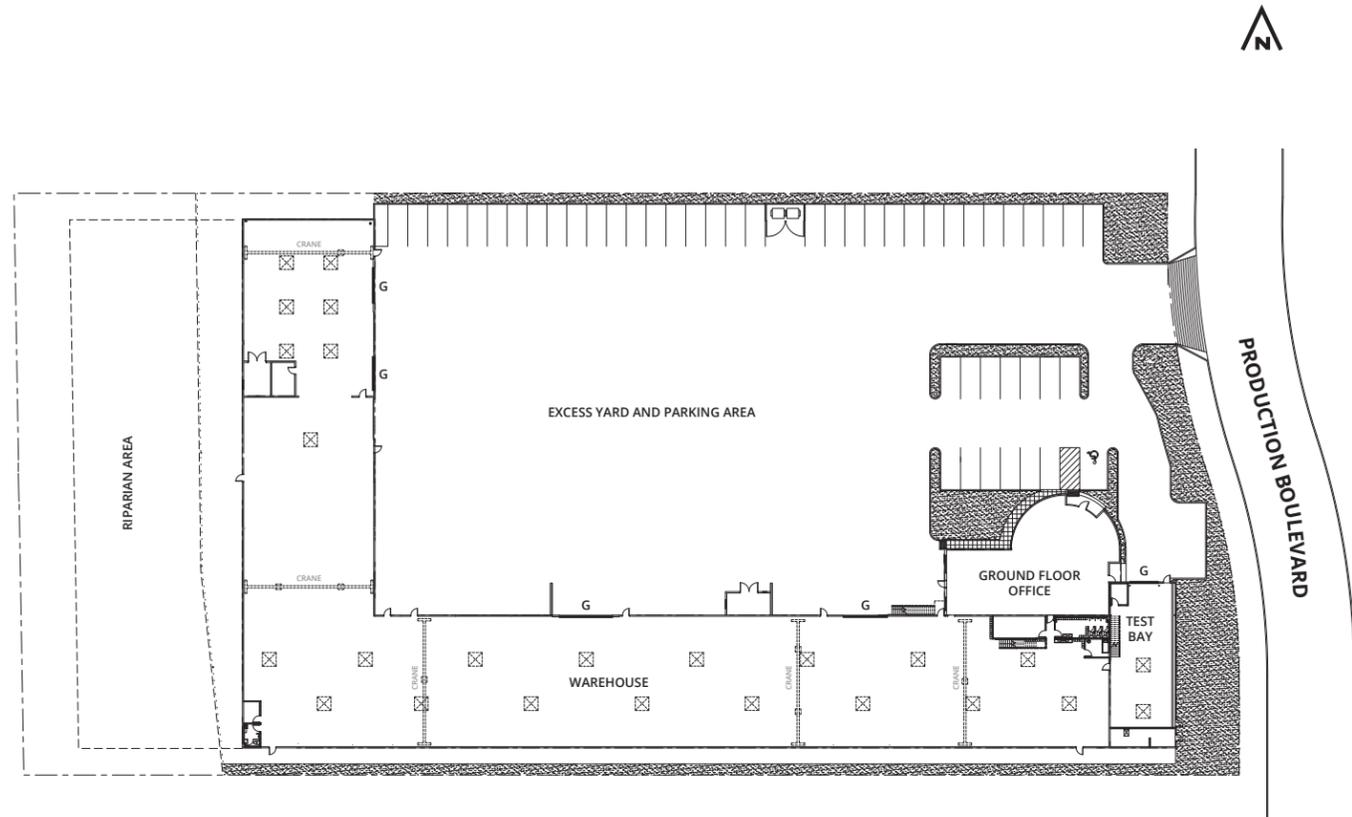
\$5.00 psf

AVAILABILITY DATE

November 1, 2026 or earlier upon request

Site plan

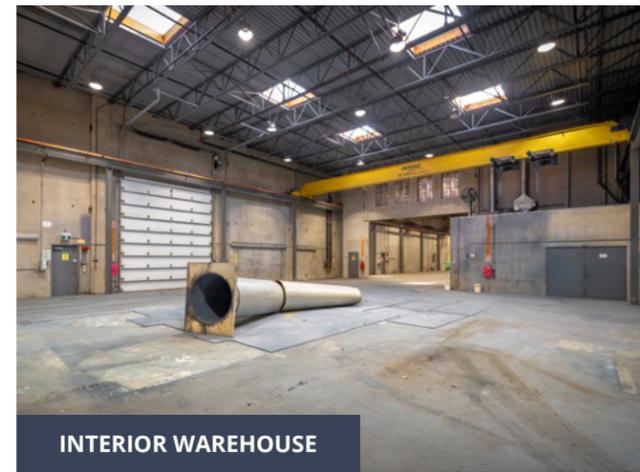
GROUND FLOOR WAREHOUSE AND EXCESS YARD



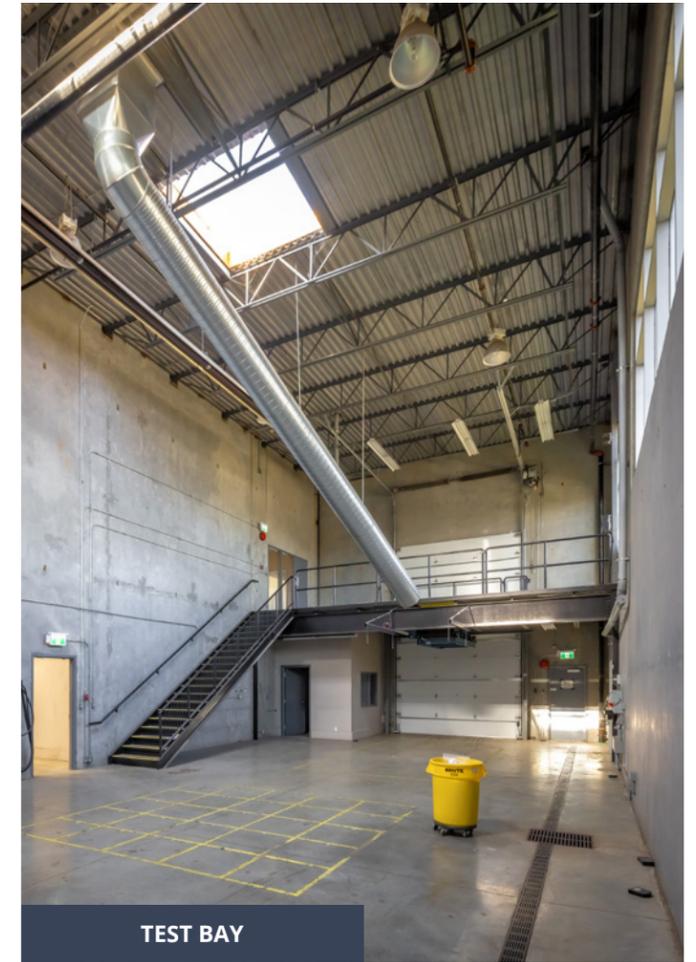
G = Grade loading door



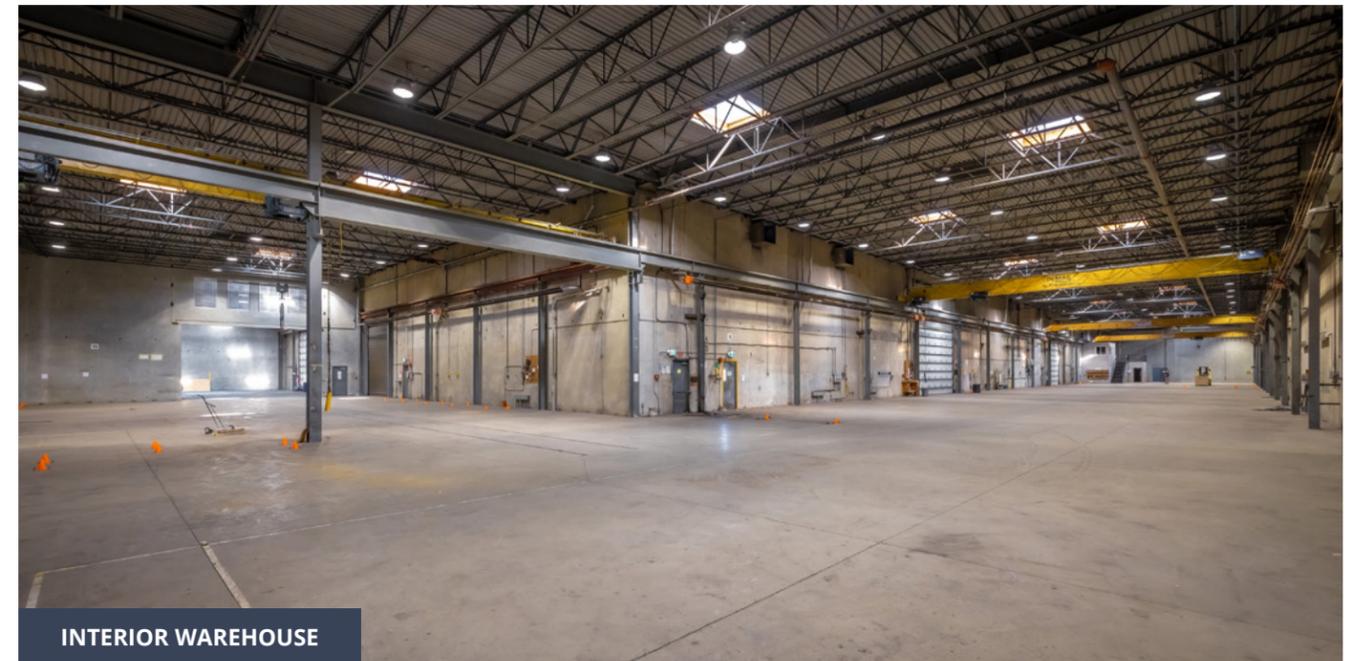
INTERIOR WAREHOUSE



INTERIOR WAREHOUSE



TEST BAY



INTERIOR WAREHOUSE

Warehouse features

-  Concrete tilt-up construction
-  Skylights throughout
-  26'5" ceiling height under the Q deck and 28'6" to the roof
-  Multiple overhead cranes
-  Five (5) grade-level loading doors
-  Fully sprinklered
-  1200 amps, 600 volts, 3-phase electrical service
-  Paved and fenced excess yard area for outside storage and parking

Office features



Two levels of extensively improved office space



Impressive two-storey foyer and reception area with floor-to-ceiling windows and curved stairwell



Ground floor is improved with private offices, lunchroom, storage rooms, multiple washrooms and shipping/receiving area



Second floor is improved with a reception area, boardroom, private offices, kitchenette, multiple washrooms and shower facilities



HVAC throughout



Tiled and carpeted flooring



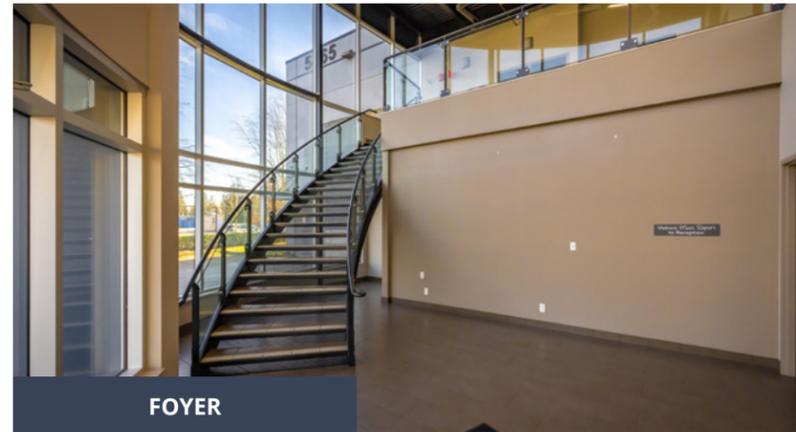
Extensive glazing and ample, natural light



T-bar ceiling



52 on-site parking stalls



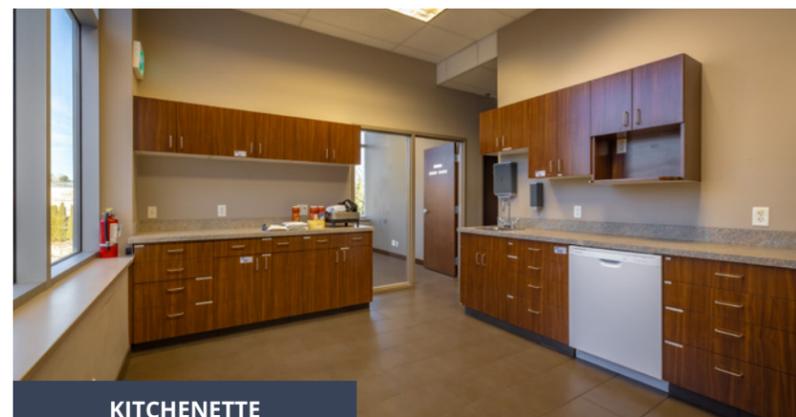
FOYER



RECEPTION



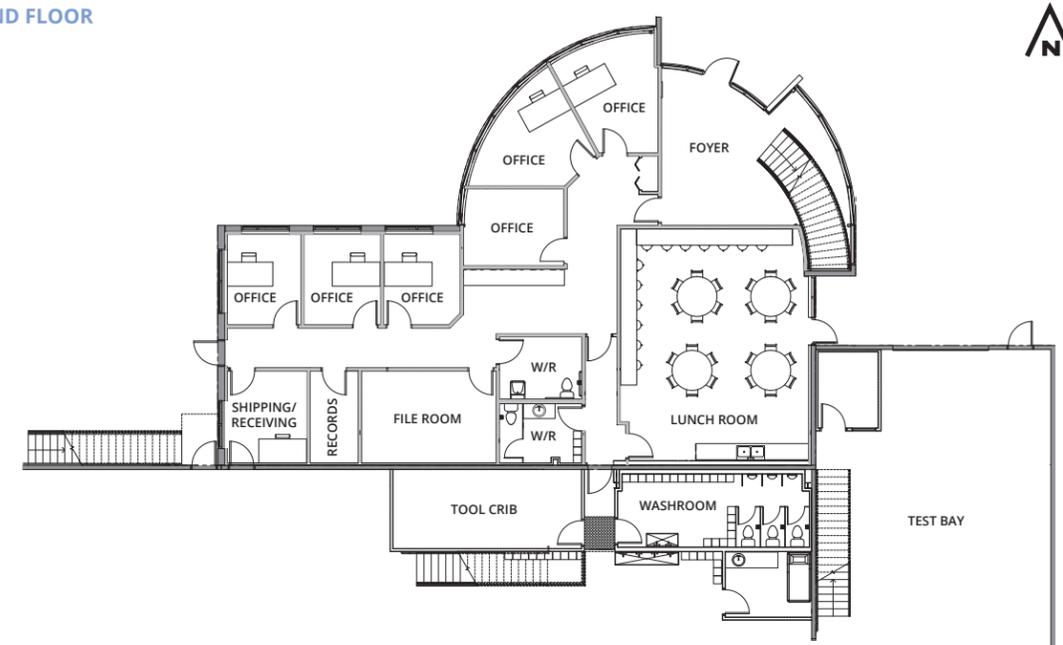
OFFICES



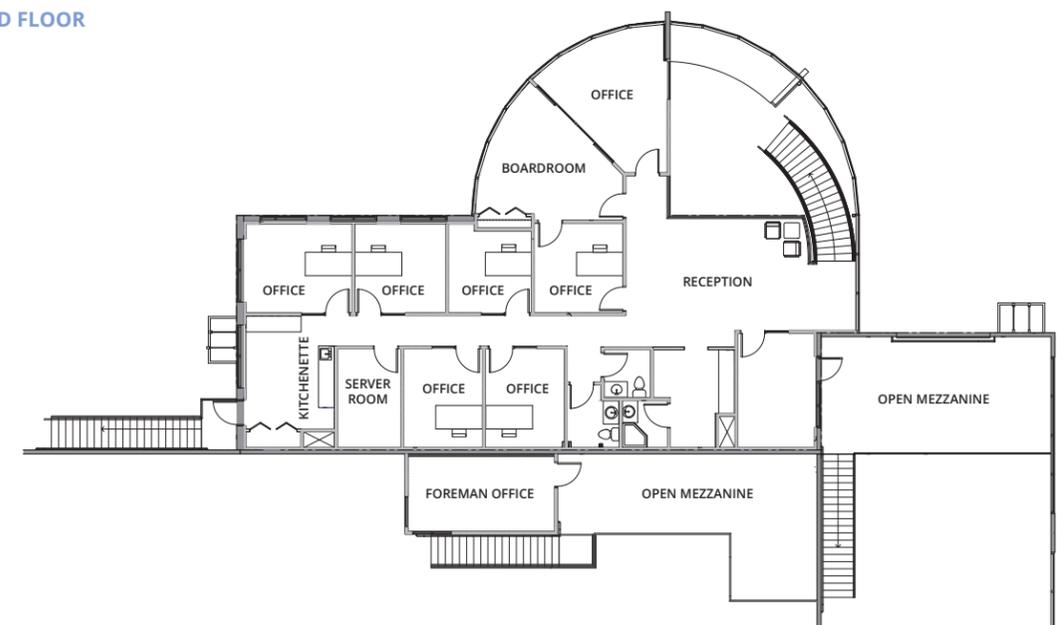
KITCHENETTE

Office floorplans

GROUND FLOOR



SECOND FLOOR





🚗 DRIVE TIMES

| | | | | | |
|----------------|-----------|--------------------|------------|------------------|------------|
| Highway 10 | 2 minutes | Highway 1 | 12 minutes | Highway 91 | 18 minutes |
| Fraser Highway | 4 minutes | Highway 99 | 16 minutes | Port Mann Bridge | 20 minutes |
| Highway 15 | 7 minutes | Golden Ears Bridge | 16 minutes | Highway 17 | 24 minutes |

Contact for more information

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