FOR LEASE

17848 65A AVENUE

SURREY, BC

CUSHMAN & WAKEFIELD



51,900 SF Manufacturing Facility with Dock and Grade Loading

Just two blocks from 176th Street and minutes to the Fraser Highway and Trans-Canada Highway.

PROPERTY FEATURES

LOCATION

Located in Cloverdale, this property offers unparalleled access for businesses looking to streamline operations. Just east of 176th Street on 65A Avenue, the site is minutes from Langley City's extensive amenities and services. With quick connections to the Fraser Highway and Trans-Canada Highway, and only 15 minutes from the U.S. Border and Pacific Truck Crossing, this location is perfectly positioned for efficient local and cross-border distribution.

BUILDING AREA

Warehouse	51,900 SF
Total	**51,900 SF**

FEATURES

- 51,900 square feet
- Men's and Women's washrooms with lockers
- Concrete tilt up construction, built in 2001
- 22' clear ceilings
- LED Lighting
- Sprinklered throughout
- Heavy power
- 500 lbs PSF floor load capacity
- Three grade-level doors – 18'W x 14'H, 14'W x 14'H and 12'W x 14'H.
- Two dock-height loading platforms with hydraulic levelers and one 16'W x 14'H mechanized overhead door
- Two points of access with a direct connection to 64th Avenue

ZONING

IB - Business Park Zone

ASKING LEASE RATE

$17.00 PSF

ADDITIONAL RENT

$5.07 PSF + 5% mgmt. fee (2026 estimate)

AVAILABILITY

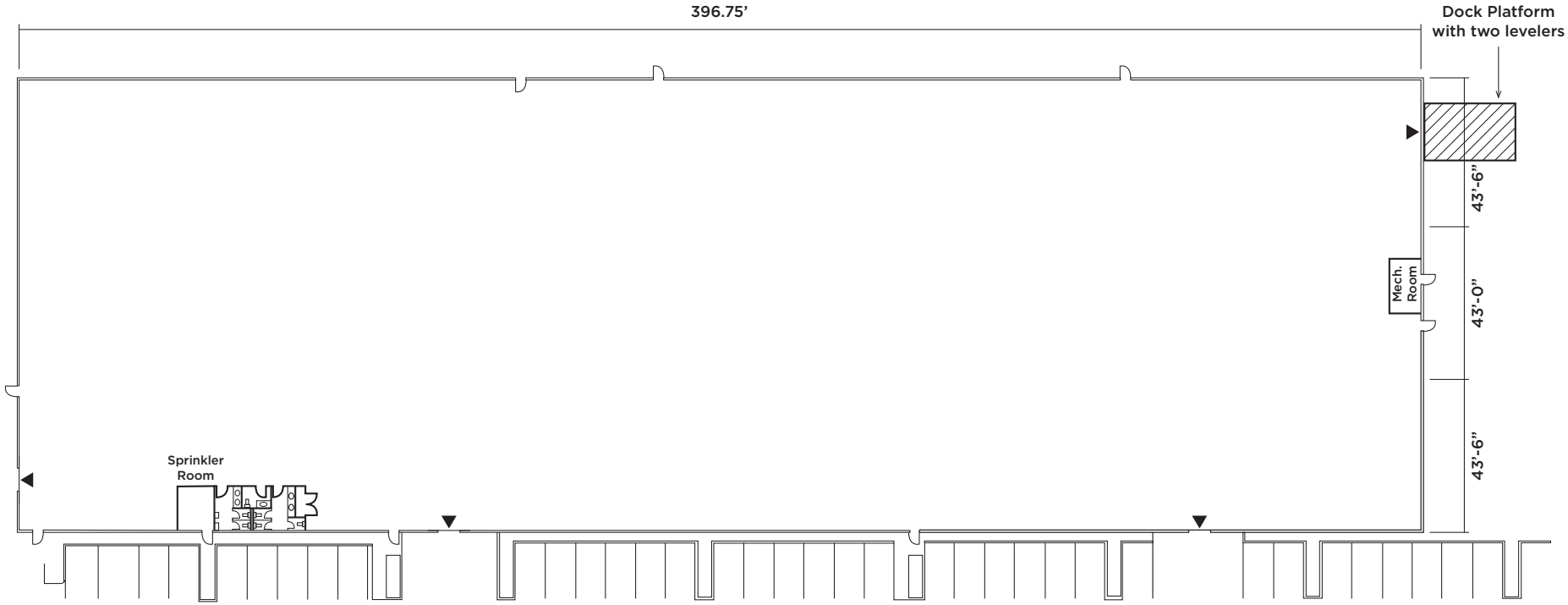
Immediate





***Existing cranes can be made available to incoming tenant**

PROPERTY
SITE PLAN

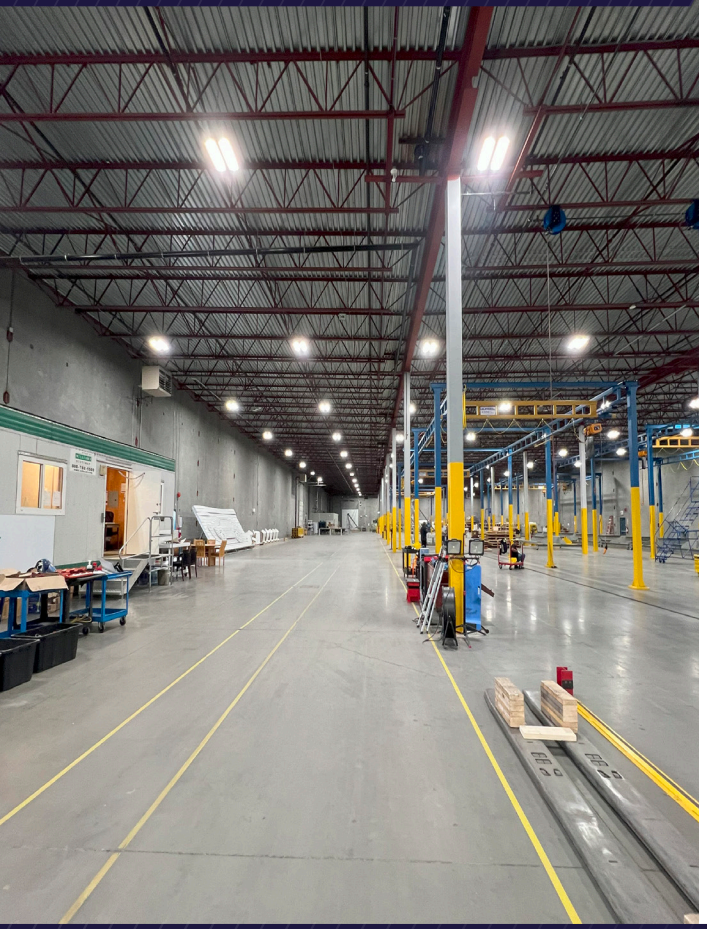


Legend:

▲ G-Grade Doors

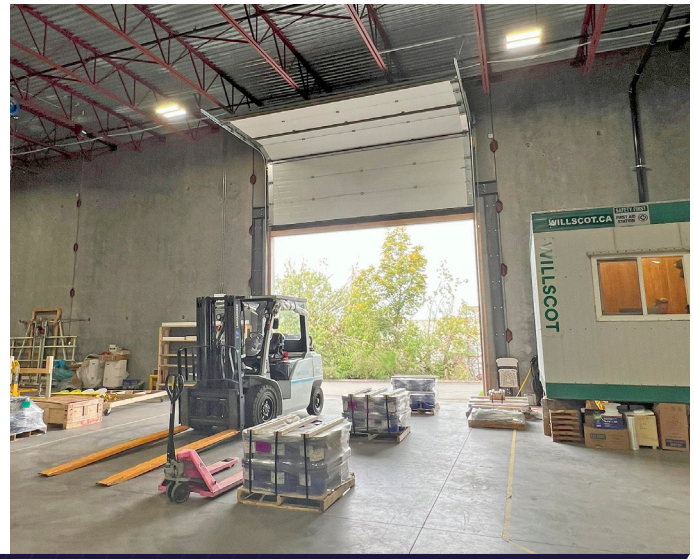
BUILDING SIZE
51,900 SF

PROPERTY PHOTOS











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