

STRATA WAREHOUSE SALE/LEASE OPPORTUNITY
SOUTH CLOVERDALE BUSINESS CENTRE
18733 52ND AVENUE, SURREY, BC

NOW
**PRE-SELLING/
PRE-LEASING
UNITS**



UNDER CONSTRUCTION | OCCUPANCY 2019

- ▶ **Ownership/Lease Opportunities From 9,580 to 58,005 SF**
- ▶ **Dock and Grade Loading Per Unit**
- ▶ **Prime Cloverdale Location**

Location

South Cloverdale Business Centre is located in Surrey, British Columbia's second largest city after Vancouver and one of Canada's fastest growing cities. The property is conveniently located in close proximity to several major transportation routes including Highway 15 (Pacific Highway), Highway 10, and Fraser Highway.

Highlights

- ▶ Excellent exposure
- ▶ Great transportation connections
- ▶ Dock & grade loading
- ▶ 26' ceilings
- ▶ Fully sprinklered

Sebastian LP Espinosa SIOR, CCIM
Personal Real Estate Corporation
Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Tony Capolongo
Industrial/Commercial
D 604.630.3378 C 604.290.5318
tony.capolongo@lee-associates.com

STRATA WAREHOUSE SALE/LEASE OPPORTUNITY

SOUTH CLOVERDALE BUSINESS CENTRE

18733 52ND AVENUE, SURREY, BC

Zoning

IL (Light Impact Industrial)

Full copy of bylaw will be provided upon request.

Lot Size

2.86 acres or 124,792 SF (approximate)

Features*

- ▶ 1 dock and 2 grade loading per unit
- ▶ Tilt-up concrete construction
- ▶ 3 phase electrical service per bay
- ▶ T5 lighting
- ▶ Includes handicap washroom
- ▶ 26' ceilings
- ▶ ESFR sprinklers

*Subject to change by developer

Availability

August 2019

Available Area

9,580 to 58,005 SF

Typical Unit*

Unit Footprint (55.83' x 158'")	8,446 SF
Structural Mezzanine (55' x 23'")	1,265 SF
Total	9,711 SF

*Subject to change by developer

**Approximate dimensions

Basic Lease Rate

\$12.00 PSF (shell)

Additional Rent (2018 Estimate)

\$3.50 PSF

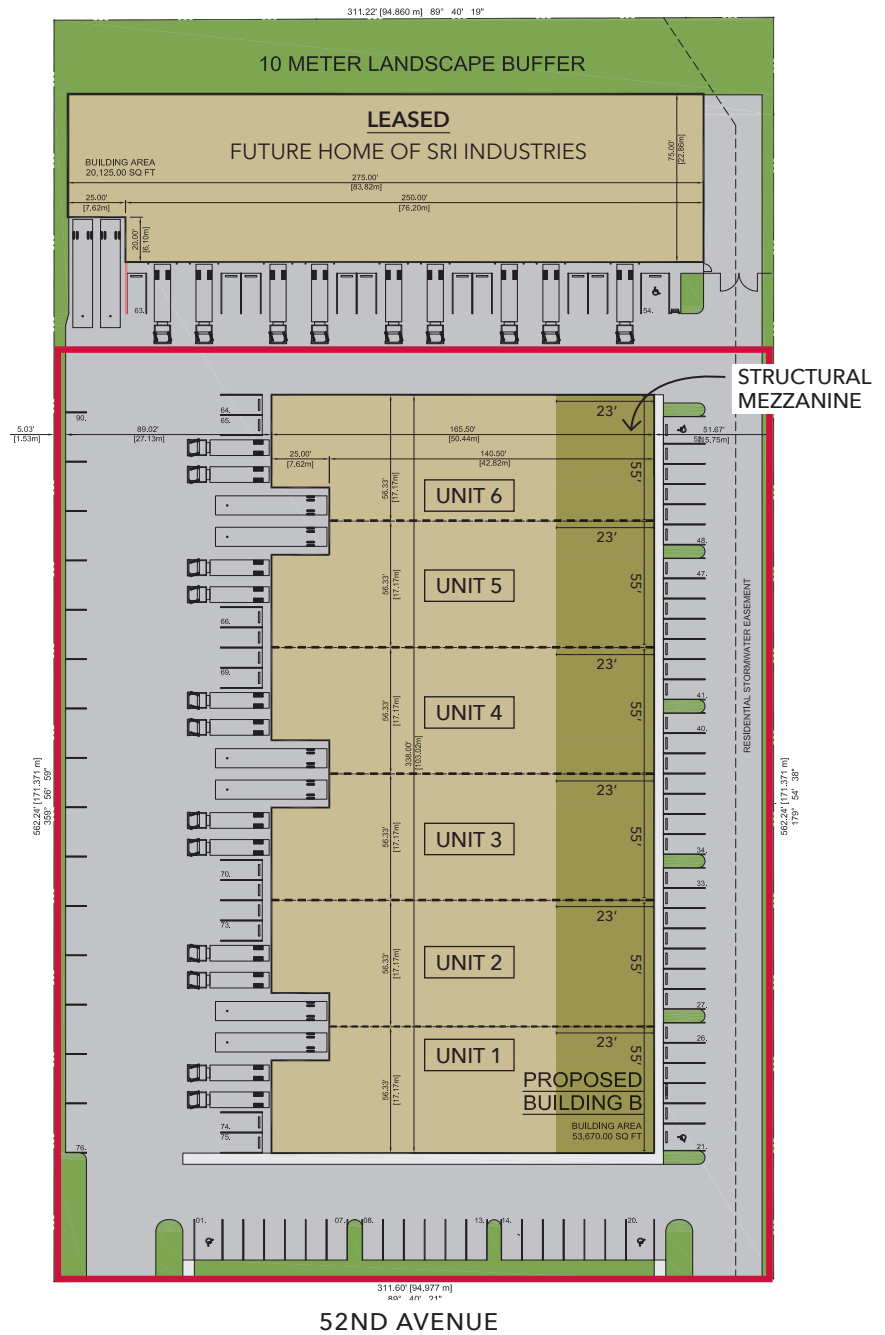
Asking Sale Price

Contact Broker

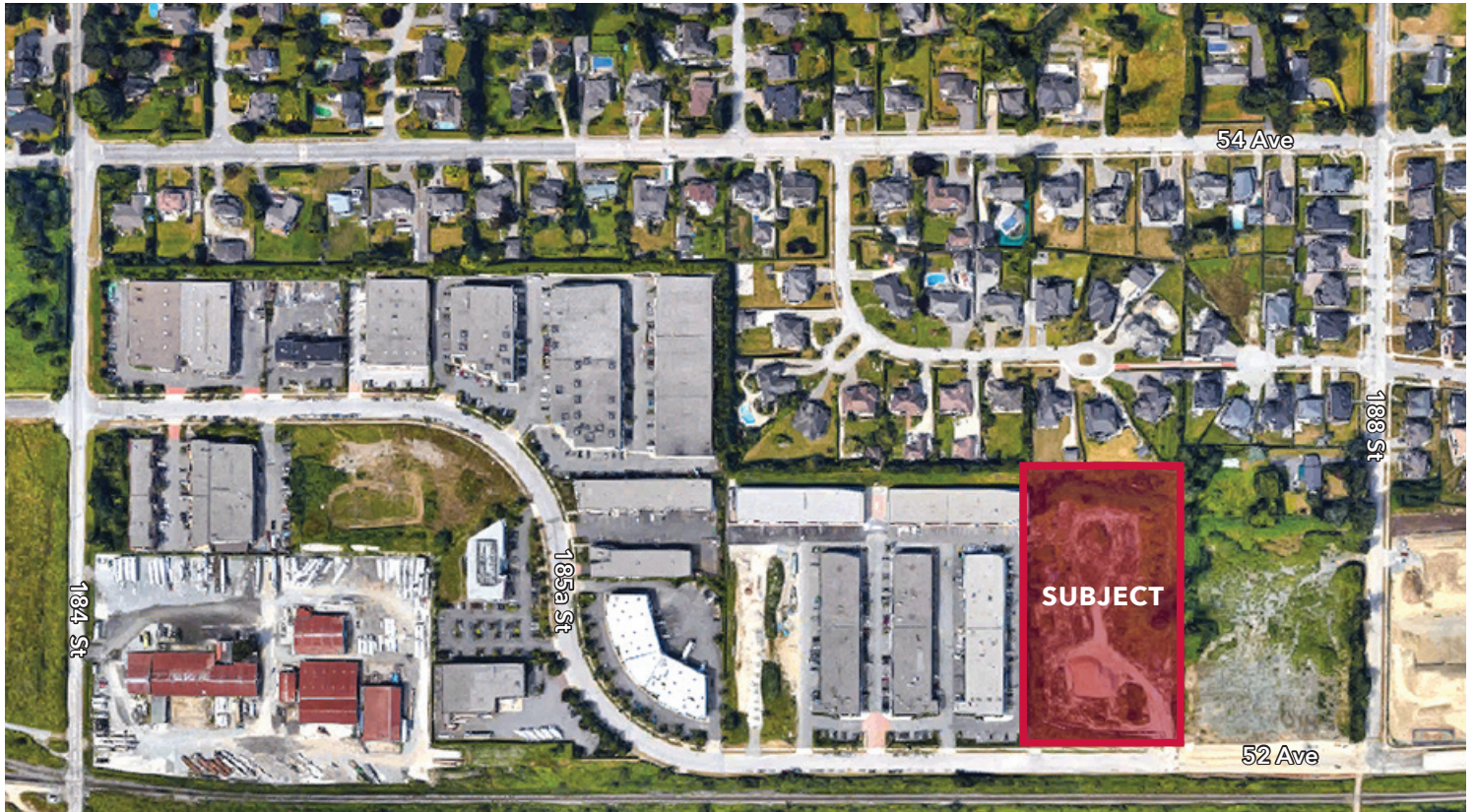
Property Taxes

TBD

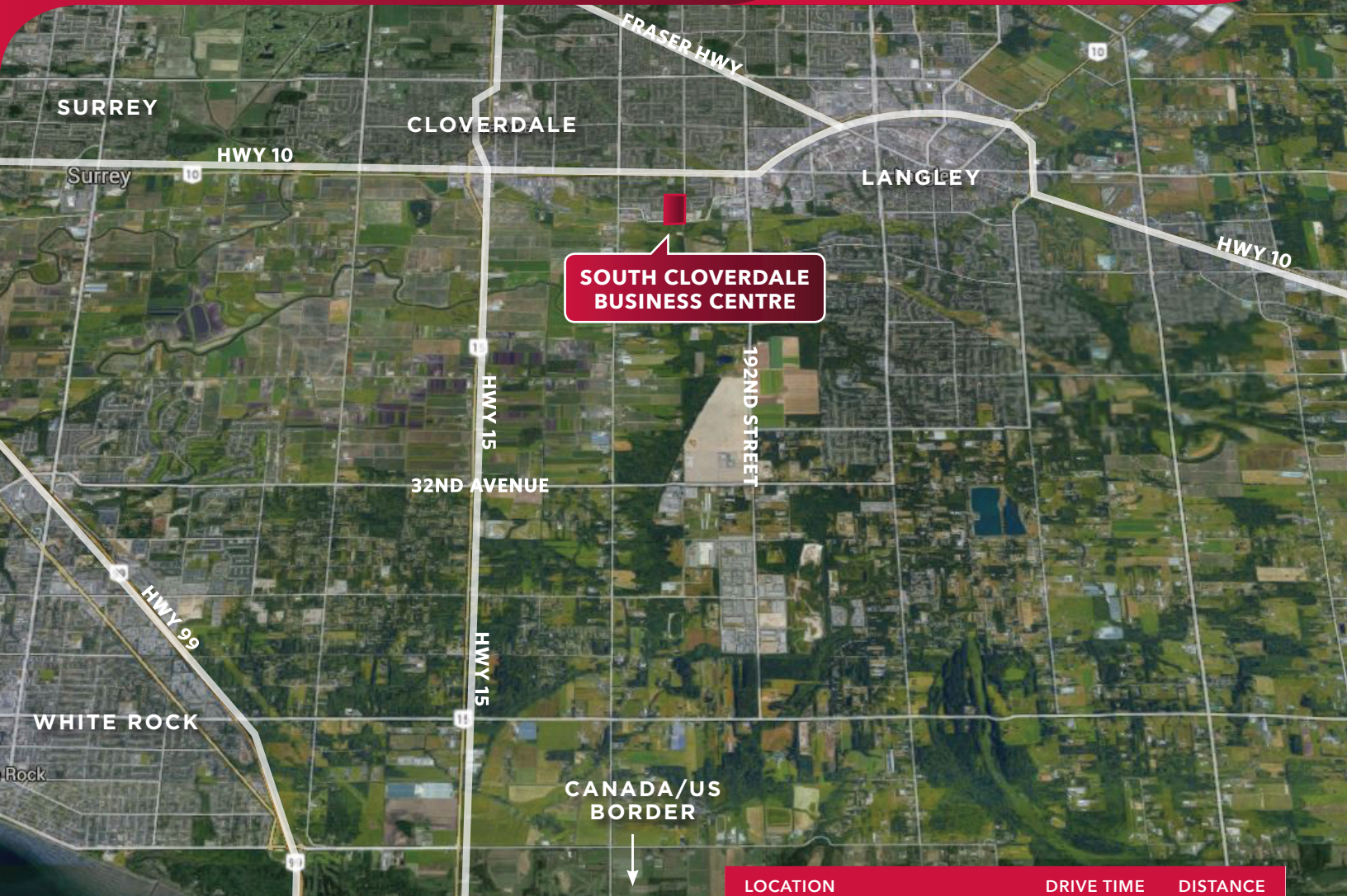
Site Plan



Unit	Ground Floor	Structural Mezzanine	Total	Loading
Unit 1	8,447 SF	1,265 SF	9,712 SF	1 dock, 2 grade
Unit 2	8,315 SF	1,265 SF	9,580 SF	1 dock, 2 grade
Unit 3	8,315 SF	1,265 SF	9,580 SF	1 dock, 2 grade
Unit 4	8,446 SF	1,265 SF	9,711 SF	1 dock, 2 grade
Unit 5	8,446 SF	1,265 SF	9,711 SF	1 dock, 2 grade
Unit 6	8,446 SF	1,265 SF	9,711 SF	1 dock, 2 grade



STRATA WAREHOUSE SALE/LEASE OPPORTUNITY
SOUTH CLOVERDALE BUSINESS CENTRE
 18733 52ND AVENUE, SURREY, BC



Location

The subject development is located in the Cloverdale Industrial District comprising of three separate industrial areas totaling 700 acres, namely: Cloverdale South (268 acres), Cloverdale East (333 acres) and Cloverdale North (99 acres).

Cloverdale is situated in central-east Surrey, which provides exceptional access to the US border via Pacific Highway (Highway #15) and excellent access throughout Metro Vancouver and the Fraser Valley via Highway #99 and Highway #1 (Trans-Canada).

Surrey is BC's second largest municipality next to Vancouver, which it is expected to outgrow by 2020. Surrey has some of the lowest industrial property taxes in Metro Vancouver. It also has an abundance of residential sub-communities, making it ideal for employees to reside.

LOCATION	DRIVE TIME	DISTANCE
Highway 15 (Pacific Hwy)	7 mins.	3.7 km
Highway 10	2 mins.	1 km
Highway 99	14 mins.	12.4 km
Highway 1 (Trans Canada)	16 mins.	11.7 km
Highway 17 (SFPR)	35 mins.	30.2 km
US Border	20 mins.	14.4 km
Vancouver International Airport	45 mins.	47.7 km
Abbotsford International Airport	35 mins.	33.3 km
Fraser Surrey Docks	40 mins.	22.7 km
Deltaport	40 mins.	43.8 km
CP Intermodal Yard	30 mins.	23.5 km
CN Intermodal Yard	45 mins.	43 km
Seaspan Ferry Terminal	32 mins.	35.7 km

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. © Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved. 08/28/18.