

# Build-to-Suit

18725 52 Avenue, Surrey



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**LOCATION**

This site is located in the Cloverdale industrial area of Surrey and provides easy access to Highway 10 (56 Avenue) and Highway 15. (US Border Truck Crossing).

**ZONING**

IL - Light Impact Industrial. This zoning allows for a wide variety of uses including manufacturing, processing, and assembly. Zoning bylaw is available.  
Immediate

**SITE SIZE**

1.6 acres to 3.79 acres usable land

**BUILDING FEATURES**

- Concrete tilt up construction
- Potential for dock and grade loading
- 600 volt, 3 phase power
- Potential for outside storage

**RATE**

Available on a proposal basis.

**POSSESSION**

Approximately 12 to 16 months after acceptance of an offer

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