



FOR SALE
17813 64 AVENUE & 17816 65A AVENUE
SURREY, BC

**19 BRAND NEW
SMALL BAY STRATA UNITS**

- FROM 4,611 SF & UP
- INSULATED CONCRETE TILT-UP
- FRONT GRADE LOADING
- 27' CLEAR CEILINGS
- ESTIMATED COMPLETION
OCTOBER 2025

NORTH  CLOVERDALE
BUSINESS PARK

NOW PRESELLING



Andrew Green

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ANOTHER QUALITY PROJECT
DESIGNED & BUILT BY
TECK CONSTRUCTION





FOR SALE 17813 64 AVENUE & 17816 65A AVENUE SURREY, BC

NORTH CLOVERDALE BUSINESS PARK

Introducing **North Cloverdale Business Park**, Surrey's newest small bay development in Cloverdale. This 19 unit, two building industrial complex is proudly designed and built by Teck Construction and features unit sizes from 4,611 sq.ft. and up.

LOCATION

Strategically located between 64th and 65A Avenues, just east of 176th Street (Highway 15), North Cloverdale Business Park enjoys one of the most central locations in all of Surrey. Access to major transportation routes, other business parks and the US border is quick and easy.

The area is well served by convenient restaurants and amenities including: Holiday Inn, Save-On-Foods, London Drugs, Boston Pizza, Starbucks, Tim Hortons, McDonald's, Freshii, Subway, TD, G&F Financial, Chevron, Shell and many others.

BUILDING FEATURES

- Quality insulated tilt up construction designed and built by Teck Construction
- Attractive functional design
- 12' x 12' insulated front grade loading door with window lights
- LED warehouse lighting
- 27' ceiling heights
- 2 skylights per unit
- 500 lbs psf floor loading
- 100 lbs psf mezzanine floor loading
- ESFR sprinkler system
- Forced air natural gas heating
- 100 or 200 amp 600 volt electrical service with a step down transformer to 120/208 volt
- Main floor washroom
- Ample parking

ZONING

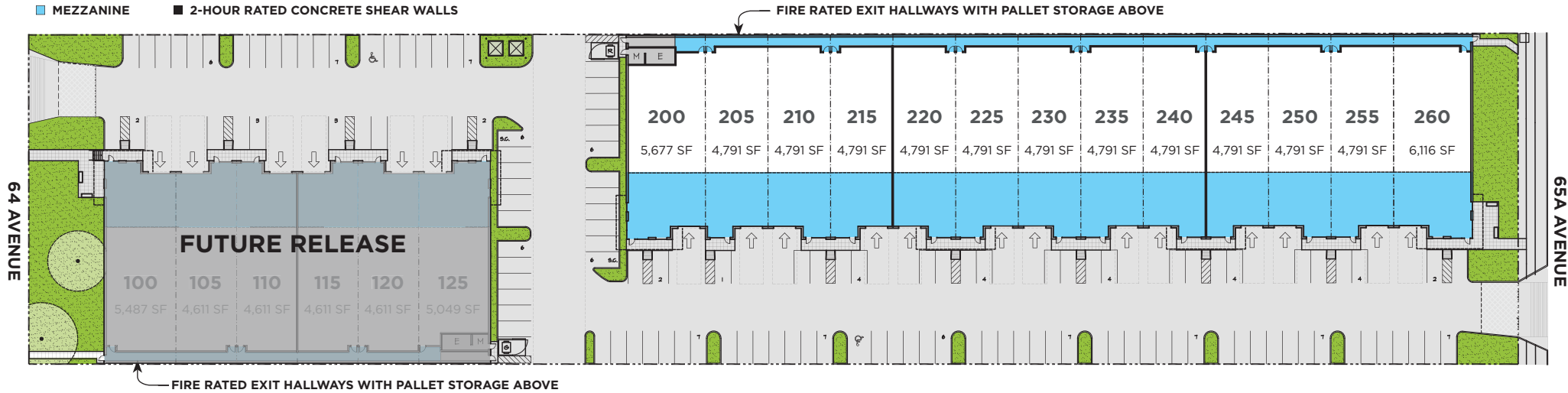
IB (Business Park Zone) which allows for a wide range of industrial uses.





**CUSHMAN &
WAKEFIELD**

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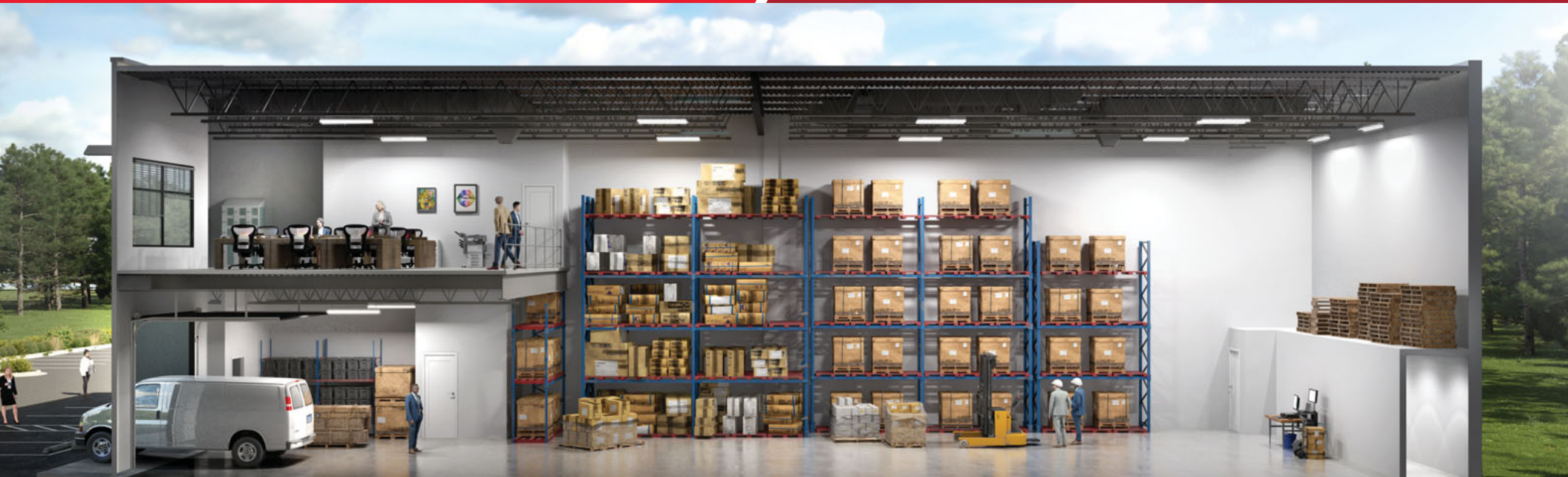


PRICING

CONTACT LISTING AGENT FOR UPDATED PRICING LIST

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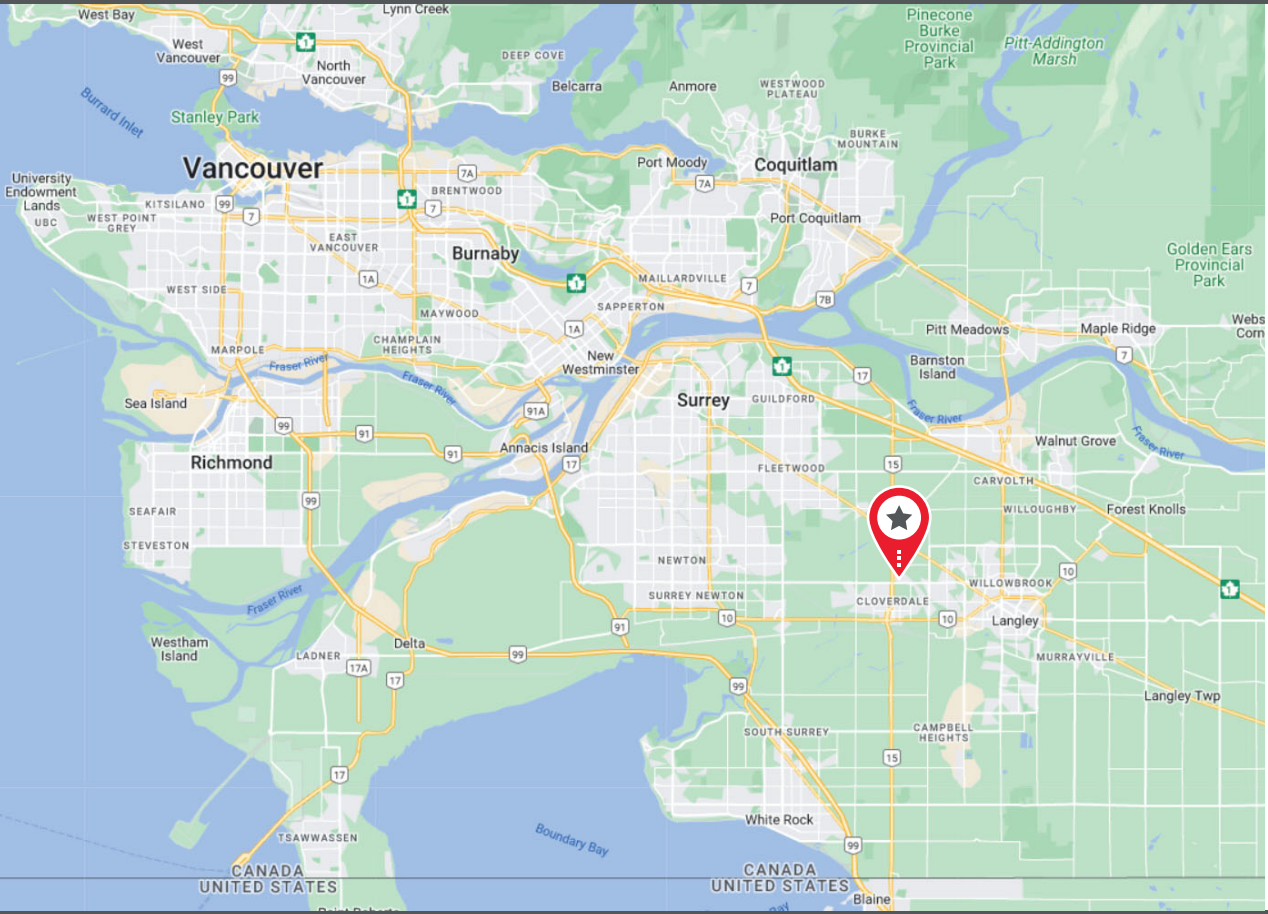




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SURREY, BC



NORTH CLOVERDALE BUSINESS PARK

APPROXIMATE TRAVEL TIMES

| | |
|----------------------------------|------------|
| US Border | 15 minutes |
| Pitt Meadows | 20 minutes |
| Surrey City Centre | 20 minutes |
| Abbotsford International Airport | 35 minutes |
| Burnaby | 35 minutes |
| Deltaport | 40 minutes |
| YVR Airport | 40 minutes |
| Downtown Vancouver | 45 minutes |



MARSHALL ROAD BUSINESS CENTRE



NORTH LANGLEY BUSINESS CENTRE



CH5 BUSINESS CENTRE

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Teck Construction LLP has been building in the Lower Mainland of British Columbia since 1957. This second generation family run business has completed over 600 commercial and industrial building projects. Teck has a well earned reputation for quality workmanship, timely performance and integrity.