

1 - 19510 55 Ave, Surrey

3,035 SF of Mixed-Use Space

FOR LEASE

momentum



Brendon Schmidt

COMMERCIAL SALES & LEASING

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OPPORTUNITY

Position your business in a modern, end-cap industrial unit in Surrey's established Cloverdale industrial corridor.

Key Features:

- 3,035 SF total space with functional layout
- 974 SF warehouse with 20' clear height and 12' x 14' grade-level door
- 609 SF ground-floor office/showroom with street visibility
- 970 SF second-floor office plus 482 SF mezzanine for storage or light production
- 3-phase, 100-amp, 240-volt power
- Four designated parking stalls plus additional rear loading area
- IL zoning allowing a wide range of industrial, service, and flex office uses

The unit offers exceptional versatility for light manufacturing, distribution, trade services, or businesses seeking a combination of warehouse and office space in a convenient, professional setting.

Clean, efficient, and move-in ready, this space is ideal for companies that value accessibility, functionality, and visibility in one of Surrey's most connected business hubs.

LOCATION



1 Brydon Lagoon

3 To Campbell Heights

2 Brydon Park

4 To Downtown Langley

HIGHLIGHTS



Flexible Zoning



Excellent Exposure in High-Traffic Area



Ample Parking



Signage Options Available



Mixed-Use Flexibility

SALIENT DETAILS

ADDRESS Unit 1 - 19510 55 Avenue
Surrey, BC

AREA 3,035 SF

ZONING IL
Light Impact Industrial

LEASE RATE \$19.50 PSF

**ADDITIONAL
RENT** \$8.04 PSF (2025 est.)

AVAILABILITY Immediately

PARKING 4 Dedicated Spaces
+ Additional at Rear

POWER 3-Ph / 240V / 100A

LOADING 1 Grade Door



Storage Mezzanine



Showroom/Office



CONTACT FOR MORE INFORMATION

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