

# FOR SALE

14747 UPLAND ROAD  
SURREY, BC



Suite 700 - 700 West Georgia Street  
PO Box 10023, Pacific Centre  
Vancouver, BC V7Y 1A1  
604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)

**7,740 - 10,836 SF** INDUSTRIAL/OFFICE STRATA UNITS  
**0.56 ACRES** INDUSTRIAL LAND



**RON J EMERSON CCIM**

Personal Real Estate Corporation  
Vice President, Industrial Sales & Leasing  
604 608 5921  
[ron.emerson@cushwake.com](mailto:ron.emerson@cushwake.com)

**VITO DECICCO**

Colliers International  
Personal Real Estate Corporation  
604 661 0830  
[vito.decicco@colliers.com](mailto:vito.decicco@colliers.com)

**GEOFFREY CHARTERS**

Colliers International  
604 662 2683  
[geoffrey.charters@colliers.com](mailto:geoffrey.charters@colliers.com)





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## 14747 UPLAND ROAD

### SURREY, BC



#### PROPERTY OVERVIEW

Cushman & Wakefield is pleased to present an opportunity to lease an industrial space in one of Abbotsford's newest industrial business parks.

#### LOCATION

14747 Upland Road is a brand new facility featuring 3 available strata units plus an option to purchase vacant industrial land, ready for development.

- Excellent access to 64th Avenue, connecting 152nd Street, King George Boulevard and Highway 91
- Nearby amenities such as restaurants, schools and shopping
- Extensive employment base in the region with significant growth
- A rare opportunity in a market with extreme low vacancy rate and extensive demand

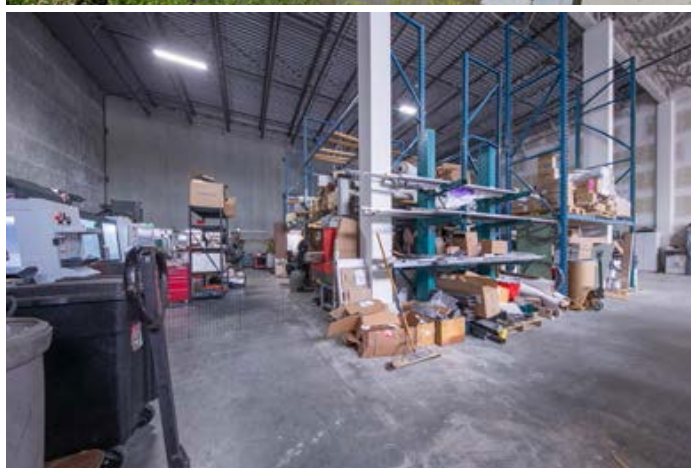
SALIENT DETAILS		PRICE GUIDANCE		
Civic Address	14747 Upland Road, Surrey	Unit 101	8,724 SF	\$575 PSF
Zoning	IL Light Industrial	Unit 102	10,836 SF	\$575 PSF
Year Built	2019	Unit 103	7,740 SF	\$575 PSF
Available Area	7,740 - 27,300 SF	Land	0.56 acres	\$3,950,000
Loading	Unit 101: 1 grade Unit 102: 1 dock, 1 grade Unit 103: 1 dock			
Ceiling Height	26' clear in warehouse			
Sprinklers	Fully sprinklered			
Power	120/208 v - 400 amp per unit			
Improvements	Washrooms in each unit			
Parking	On site, dedicated parking for each unit			
Available	Immediate			



#### BUILDING PLAN



0.56 ACRES LAND  
UNDER CONTRACT



#### UNIT 101

Main Floor Warehouse	5,897 SF
2nd Floor Office	2,827 SF
<b>TOTAL</b>	<b>8,724 SF</b>

#### UNIT 102

Main Floor Warehouse	8,059 SF
2nd Floor Office	2,777 SF
<b>TOTAL</b>	<b>10,836 SF</b>

#### UNIT 103

Main Floor Warehouse	7,740 SF
<b>TOTAL</b>	<b>7,740 SF</b>



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