

# FOR SALE/LEASE

HIGH EXPOSURE RETAIL/INDUSTRIAL UNITS



**IDEAL FOR FOOD PRODUCTION/WHOLESALE USER**

200 & 201 - 8462 162<sup>ND</sup> STREET

**SURREY, BRITISH COLUMBIA**

**TRAVIS BLANLEIL**

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**CBRE**

# THE OPPORTUNITY

CBRE Limited is pleased to present this rare opportunity to purchase or lease a high exposure quasi retail/industrial facility in a busy Surrey neighborhood. Previously outfitted as a food production and wholesale facility, much of the equipment remains but can be removed. The location offers quick access of off Fraser Highway and sits just outside the Fleetwood Town Centre which is expected to undergo revitalization in the coming years.

## UNIT HIGHLIGHTS

**ADDRESS:** 200 & 201 - 8462 162<sup>nd</sup> Street, Surrey

**NET LEASE RATE:** \$18.00/SF

**ZONING:** Highway Commercial Industrial

**SALE PRICE:** \$1,450,000

## UNIT FEATURES

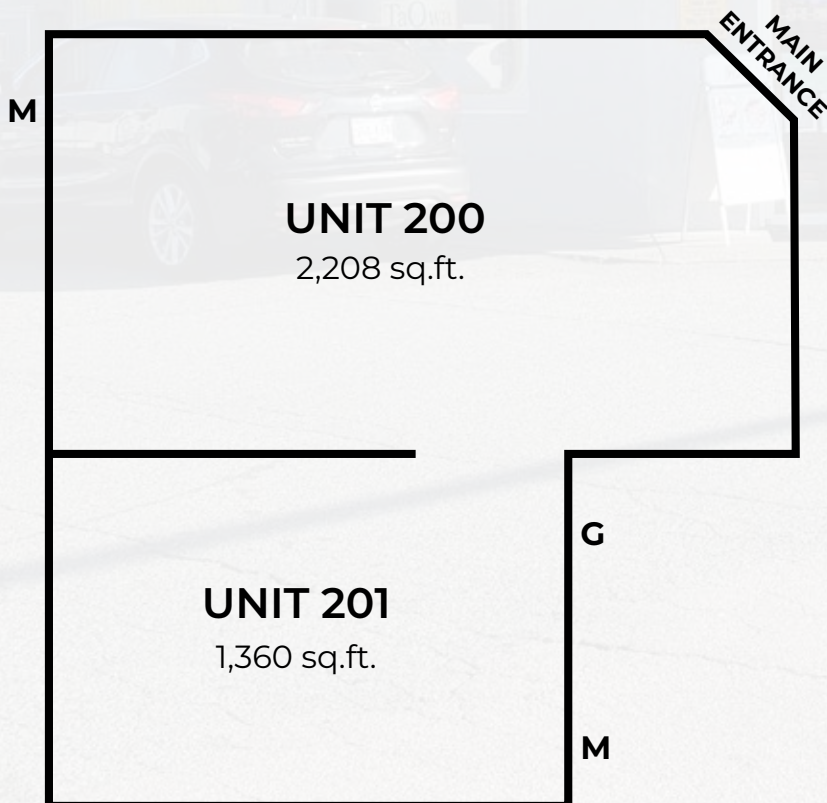
- ✓ High exposure location
- ✓ One oversize grade loading door
- ✓ Ample parking
- ✓ Cooler units available

## SQUARE FOOTAGES

**Unit 200 (Retail/Showroom):** 2,208 SF

**Unit 201 (Warehouse/Office):** 1,360 SF

**Total Available Space:** 3,568 SF



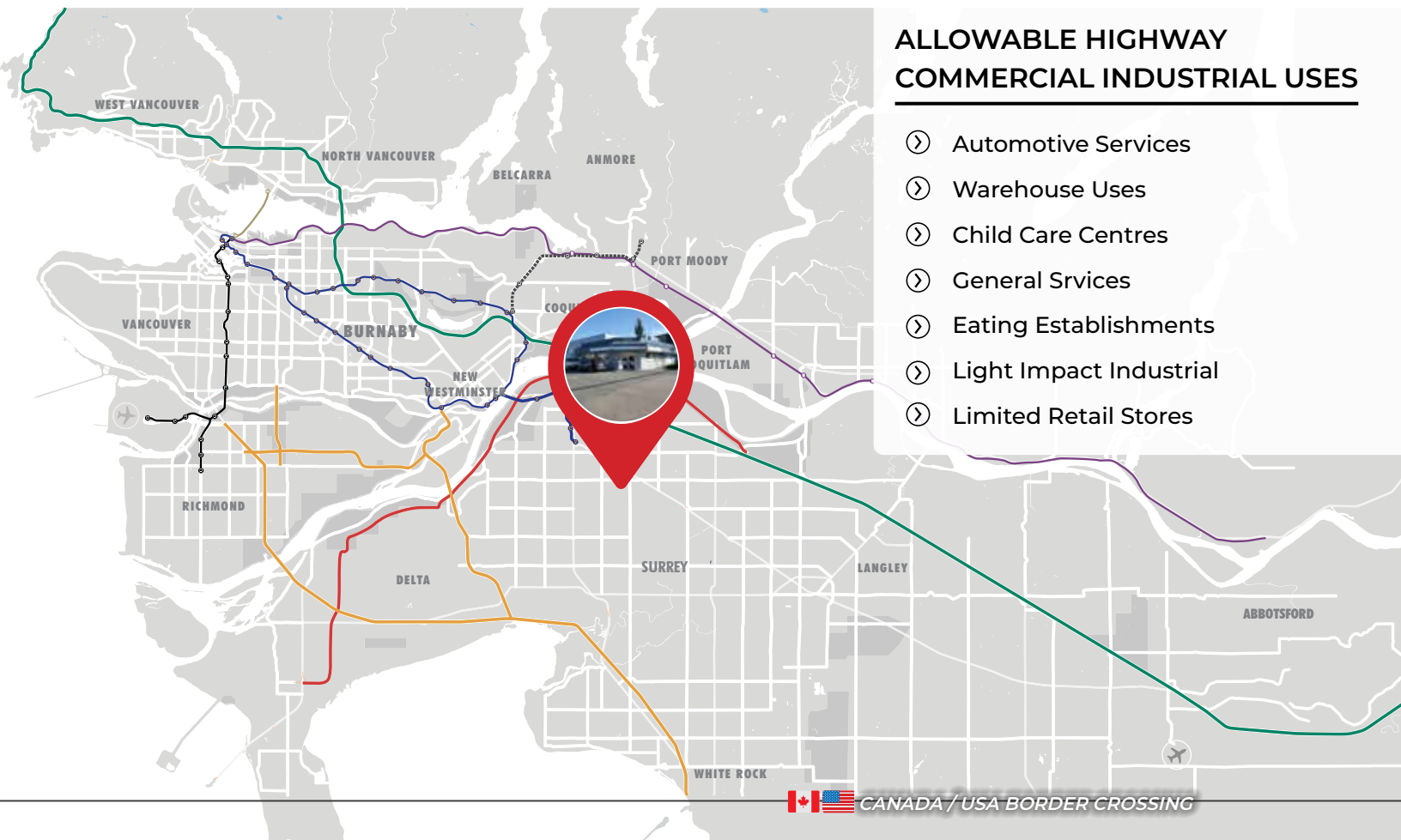
**G = Grade Loading Door M = Man Door**





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SURREY, BC



## TRANSPORTATION & DRIVE TIMES



**IMMEDIATE ACCESS  
TO FRASER HWY &  
7 MIN TO HWY 1**



**14 MIN** SURREY CITY CENTRE  
**30 MIN** DOWNTOWN VANCOUVER



**46 MIN** VANCOUVER INTERNATIONAL AIRPORT

## FOR FURTHER INFORMATION CONTACT

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