

FOR LEASE | INDUSTRIAL
#303 - 17280 HEATHER DRIVE
SURREY, BC

**YEAR 1 INTRODUCTORY
RATE OF \$15.95 PSF**



- ▶ **3,750 SF New Construction Industrial Unit in the Centre of the Fraser Valley**
- ▶ **Immediate Access to Highway 10 and Highway 15**

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Location

IntraUrban Crossroads is located in the centre of the Fraser Valley with easy access to regional city centres, transportation hubs, border crossings, the Ferry Terminal, and beyond. The location offers immediate access to Highway 10 and Highway 15. IntraUrban Crossroads is walking distance (only a block away) to shopping, dining, and services at the new Cloverdale Town Centre urban commercial hub.

Features

- ▶ 4 parking stalls plus loading area
- ▶ 26’ clear warehouse
- ▶ Steel and concrete mezzanine
- ▶ 3-phase power (200 Amp, 208/120V)
- ▶ 500 lbs PSF floor load on main
- ▶ 10’ x 12’ grade loading door
- ▶ Main floor washrooms
- ▶ HVAC system on second floor
- ▶ ESFR Sprinklers
- ▶ Walking distance to Cloverdale restaurants and coffee shops
- ▶ 6 minutes to Langley
- ▶ 15 minutes to US Border Truck Crossing
- ▶ Convenient access west to Abbotsford and west to Vancouver

Zoning

CD (Highway-Commercial)

Available Area

Ground floor	2,898 SF
Mezzanine/second floor	852 SF
Total	3,750 SF

Asking Lease Rate

\$15.95 PSF*

Taxes & Operating Costs

\$7.94 PSF (2026 estimate)

Total Monthly Rent

\$7,465.63 per month plus GST and utilities*

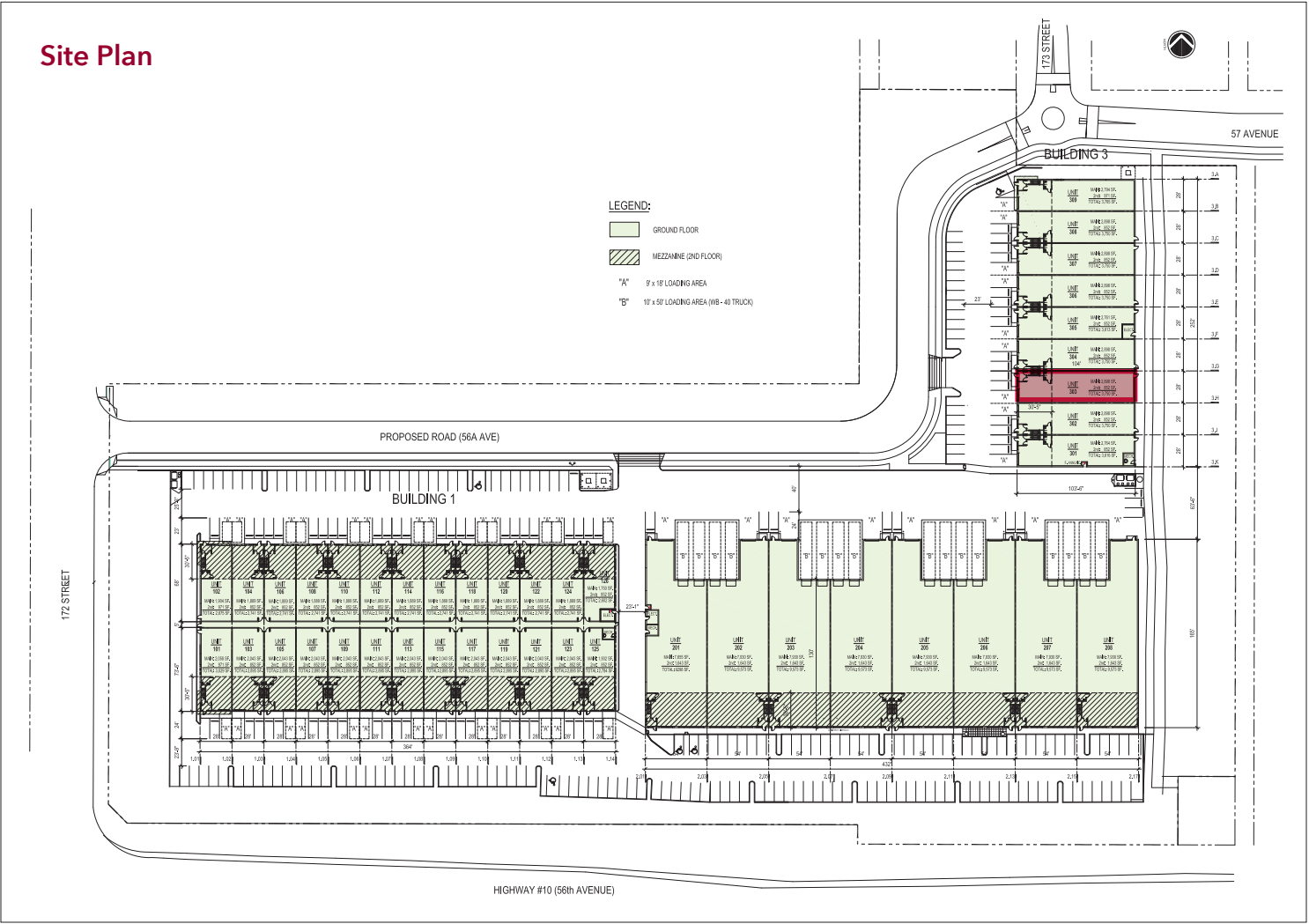
Availability

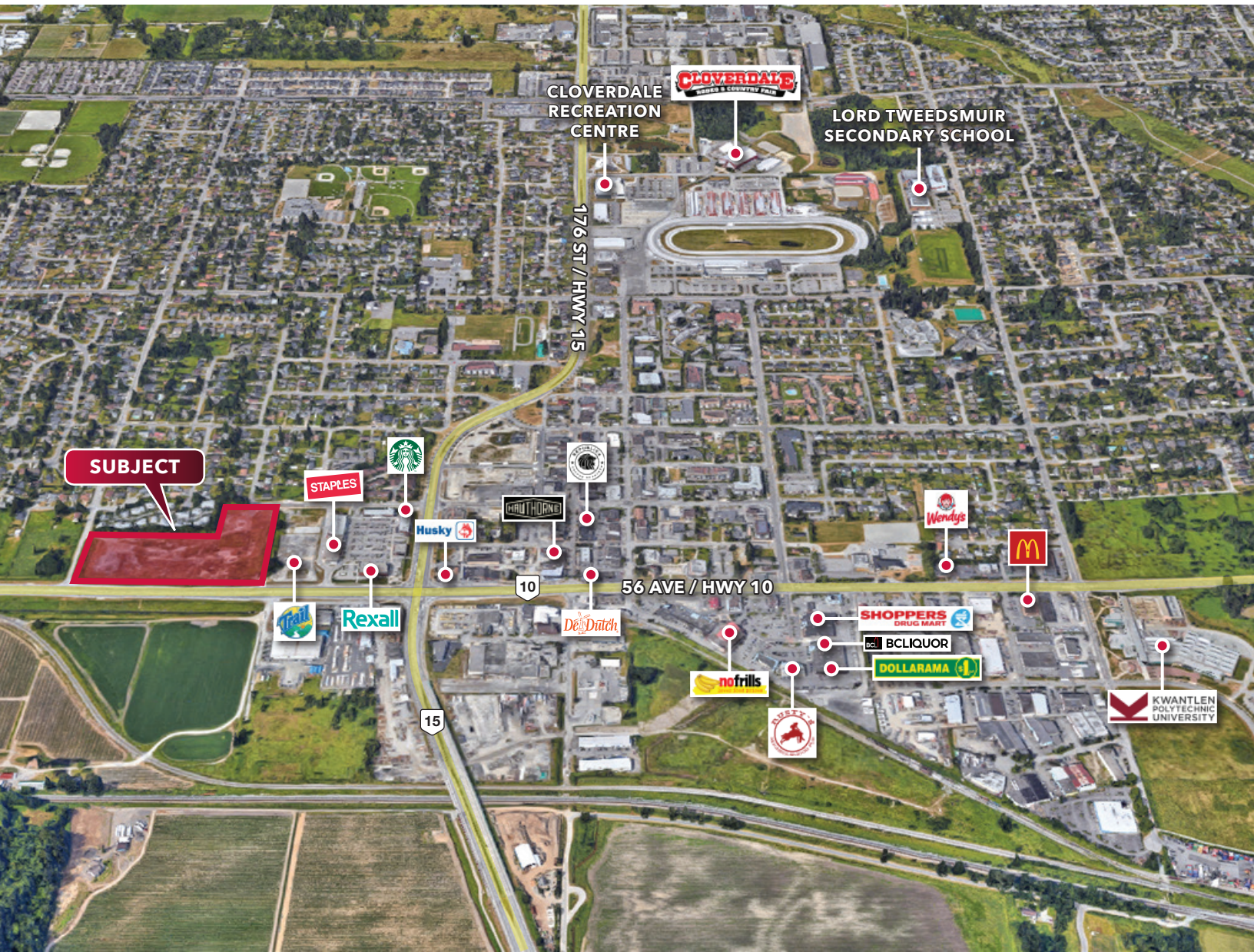
December 1, 2026

**Introductory rate for year 1 only*



Site Plan





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50
 YEARS IN VANCOUVER