

FOR SALE | CHANA INDUSTRIAL PARK

#34-35, 8528 123 Street, Surrey, BC

FLEXIBLE INDUSTRIAL STRATA UNIT WITH GRADE LOADING – OWNER-USER OR INVESTMENT



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WE ARE EXCITED TO PRESENT THIS VERSATILE LIGHT INDUSTRIAL WAREHOUSE OPPORTUNITY IN CHANA INDUSTRIAL PARK, SURREY, BC

Situated in the heart of Surrey’s rapidly growing industrial area, this property offers exceptional accessibility. Located just off Hwy 91 and near the intersection of Nordel Way and 120th Street, it is surrounded by a diverse mix of retail, service, and industrial developments, reflecting strong demand and ongoing growth in the area.

Ideal for small to medium-sized businesses, it provides approximately 3,049 SF of warehouse space, 1,059 SF of office area, and a 1,396 SF mezzanine—perfect for distribution, light manufacturing, or warehouse operations. An oversized grade loading door enhances logistical efficiency, making it suitable for e-commerce fulfillment, specialty wholesale, or custom light manufacturing ventures.

With its convenient accessibility and dynamic neighborhood, this property presents a rare opportunity to establish or expand your business in one of Surrey’s most sought-after industrial markets.

OPPORTUNITY HIGHLIGHTS



Ready to use functional spaces - warehouse, office and mezzanine



Oversized grade loading



Large common green space



Immediate posession



Prime location - highly accessible



IL - light impact industrial

SALIENT FACTS

CIVIC ADDRESS	#34-35, 8528 123 Street, Surrey, BC
LEGAL DESCRIPTION	PIDs: 017-455-341; 017-455-359 Strata Lots 34 & 35, PLAN NWS3195, PART NW1/4, SECTION 30, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
LOCATION	Situated along 123rd Street just east of 120th Street, south of Nordel Way and north of 84th Avenue in the Newton neighbourhood
PROPERTY DESCRIPTION	Improved as light industrial warehouse with 1 oversized grade loading door and approximately 3,049 SF of warehouse, 1,059 SF office and a 1,396 SF mezzanine area
OCCUPANCY	Owner-occupied
LOADING	1 oversized grade
YEAR BUILT	1990
CUMULATIVE UNIT AREA (SOURCE: MEASURE MASTERS)	Warehouse: 3,049 SF Office: 1,059 SF Mezzanine: 1,396 SF Total: 5,504 SF
PARKING	4 stalls
ZONING	IL (Light Impact Industrial)
CUMULATIVE MONTHLY STRATA FEE (2025)	\$845.35
CUMULATIVE PROPERTY TAXES (2025)	\$21,720.45
ASKING PRICE	\$2,450,000 (\$445/SF)



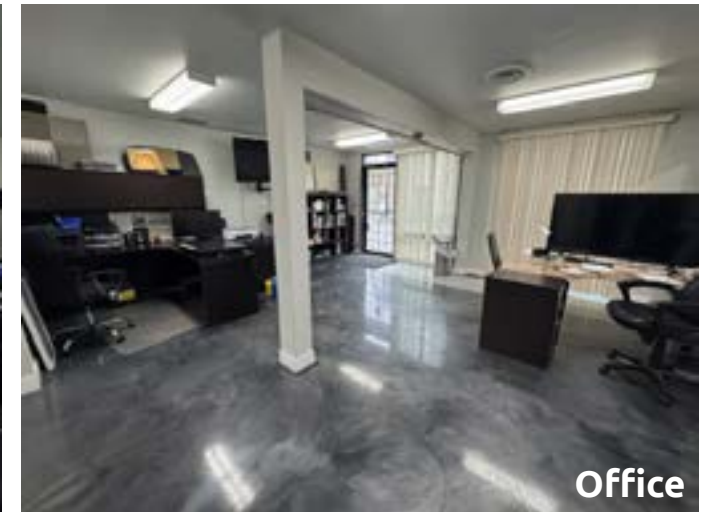
PROPERTY PHOTOS



Exterior of Chana Industrial Park



Office



Office



Office/Flex Area



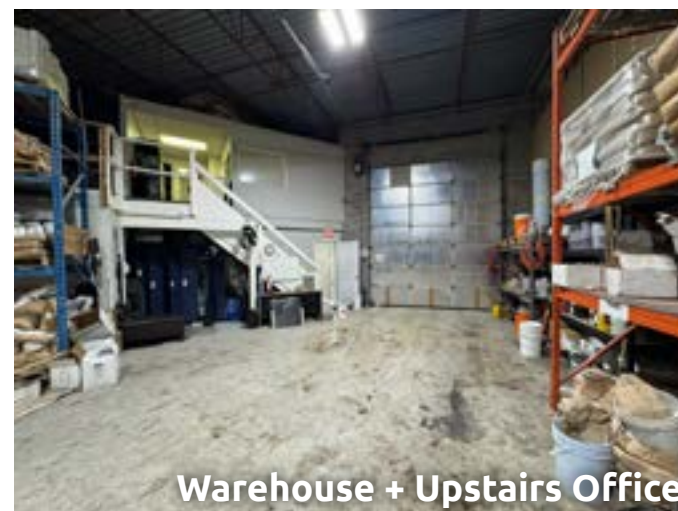
Office/Flex Area



Mezzanine



Warehouse + Mezzanine

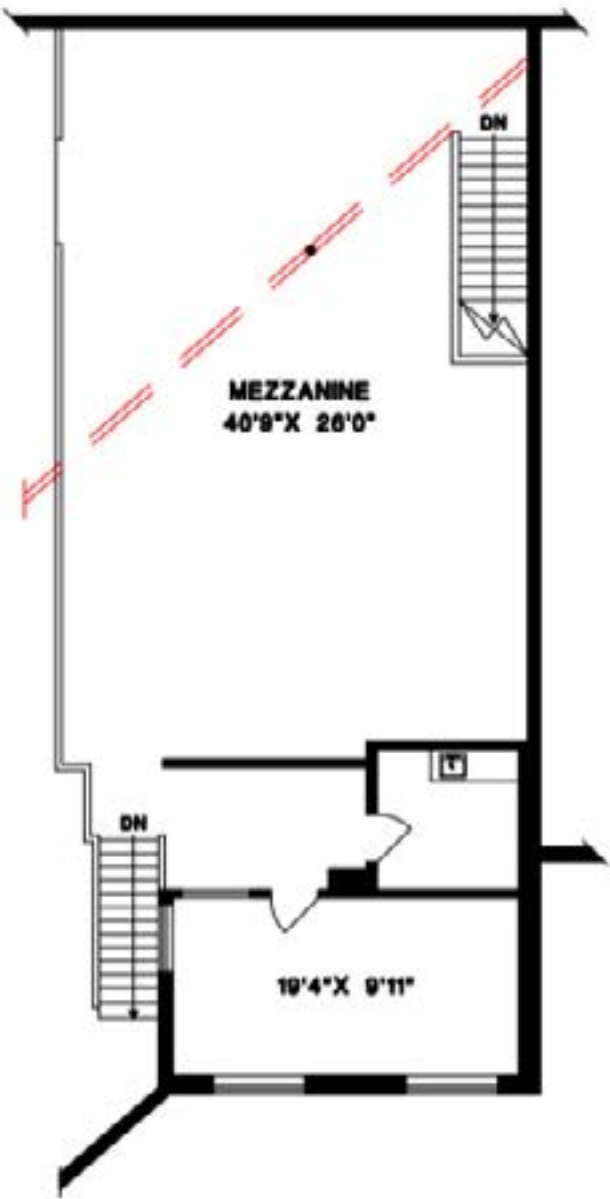
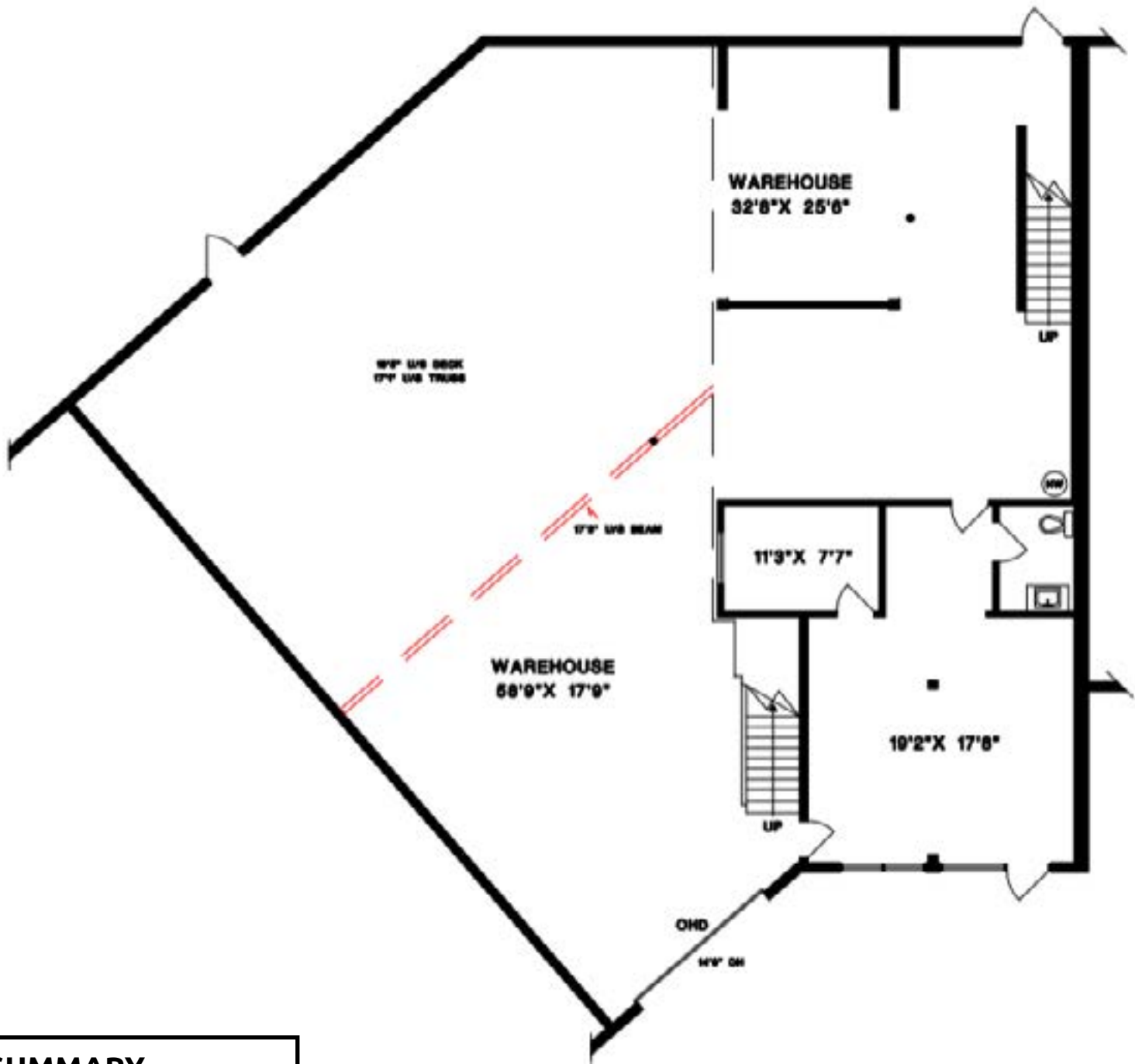


Warehouse + Upstairs Office



Warehouse Racking

FLOOR PLAN



SUMMARY	
Warehouse:	3,049 SF
Office:	1,059 SF
Mezzanine:	1,396 SF
Total:	5,504 SF

ZONING AND USES - PERMITTED USES*

The following uses are permitted in the IL (Light Impact Industrial) Zone:

PRINCIPAL USES

- Light impact industry
- Recycling depots
- Transportation industry
- Automotive service uses
- Automobile painting and body work
- Vehicle storage
- Industrial equipment rentals
- General service uses, limited to the following:
 - Driving schools
 - Fleet dispatch offices
 - Industrial first aid training
- Warehouse uses
- Distribution centres
- Office uses, limited to the following:
 - Architectural and landscape architectural offices
 - Engineering and surveying offices
 - General contractor offices
 - Government offices; and
 - Utility company offices
- Self-Storage Warehouse
- Liquor manufacturing

ACCESSORY USES

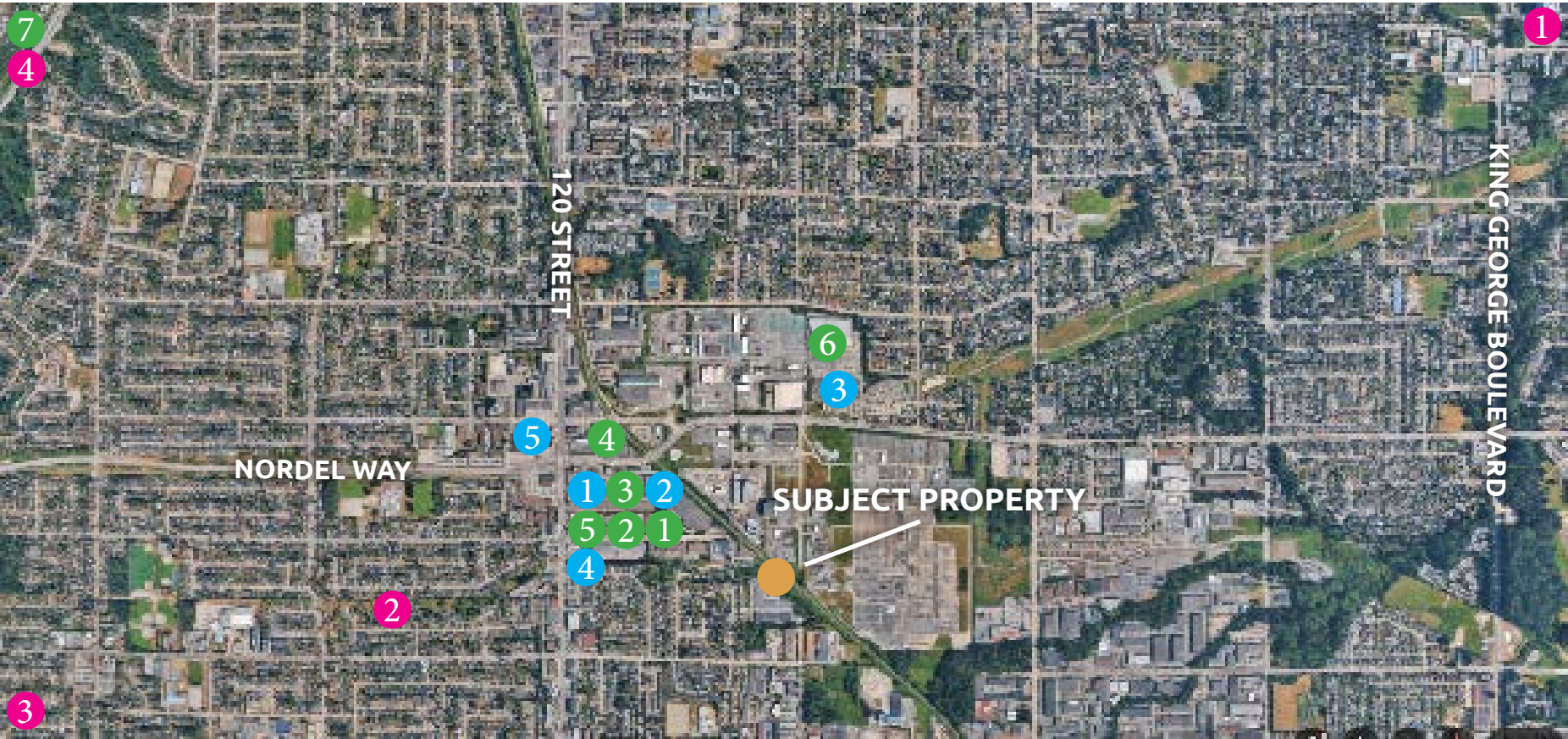
- Coffee shops
- Recreation facilities
- Community services
- Assembly halls
- Child care centres
- Caretaker unit
- Sales of rebuilt vehicles*



*Subject to strata approval, and buyers to verify with the City of Surrey if deemed necessary

Zoning bylaw: https://www.surrey.ca/sites/default/files/bylaws/BYL_Zoning_12000.pdf#page=299

NEIGHBOURHOOD AMENITIES



- Restaurants & Cafes**
 - 1. Tim Hortons
 - 2. Boston Pizza
 - 3. Subway
 - 4. McDonalds
 - 5. Tandoori Flame Surrey-Delta
- Retail & Services**
 - 1. Save-on-Foods
 - 2. Nordel Crossing Shopping Centre
 - 3. Scotiabank
 - 4. CIBC
 - 5. Shoppers Drug Mart
 - 6. Walmart Supercenter
 - 7. Costco Wholesale
- Other**
 - 1. Western Community College
 - 2. Brainy Kids Montessori Daycare
 - 3. Sunshine Woods Golf
 - 4. Annacis Island
- Subject Property**
 - #34-35, 8528 123 Street, Surrey, BC

CONNECTION & ACCESSIBILITY

Situated at the heart of Surrey’s rapidly expanding industrial area, Chana Industrial Park is surrounded by a growing mix of retail, service, and industrial developments. The area continues to experience strong demand and ongoing growth, making Chana Industrial Park the excellent place to position your business.

DRIVE TIMES

- Highway 91 | 10 mins - 7 km
- Vancouver | 23 mins - 25 km
- YVR Airport | 29 mins - 27 km
- Richmond | 28 mins - 25 km
- Tsawwassen Terminal | 31 mins - 30km

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