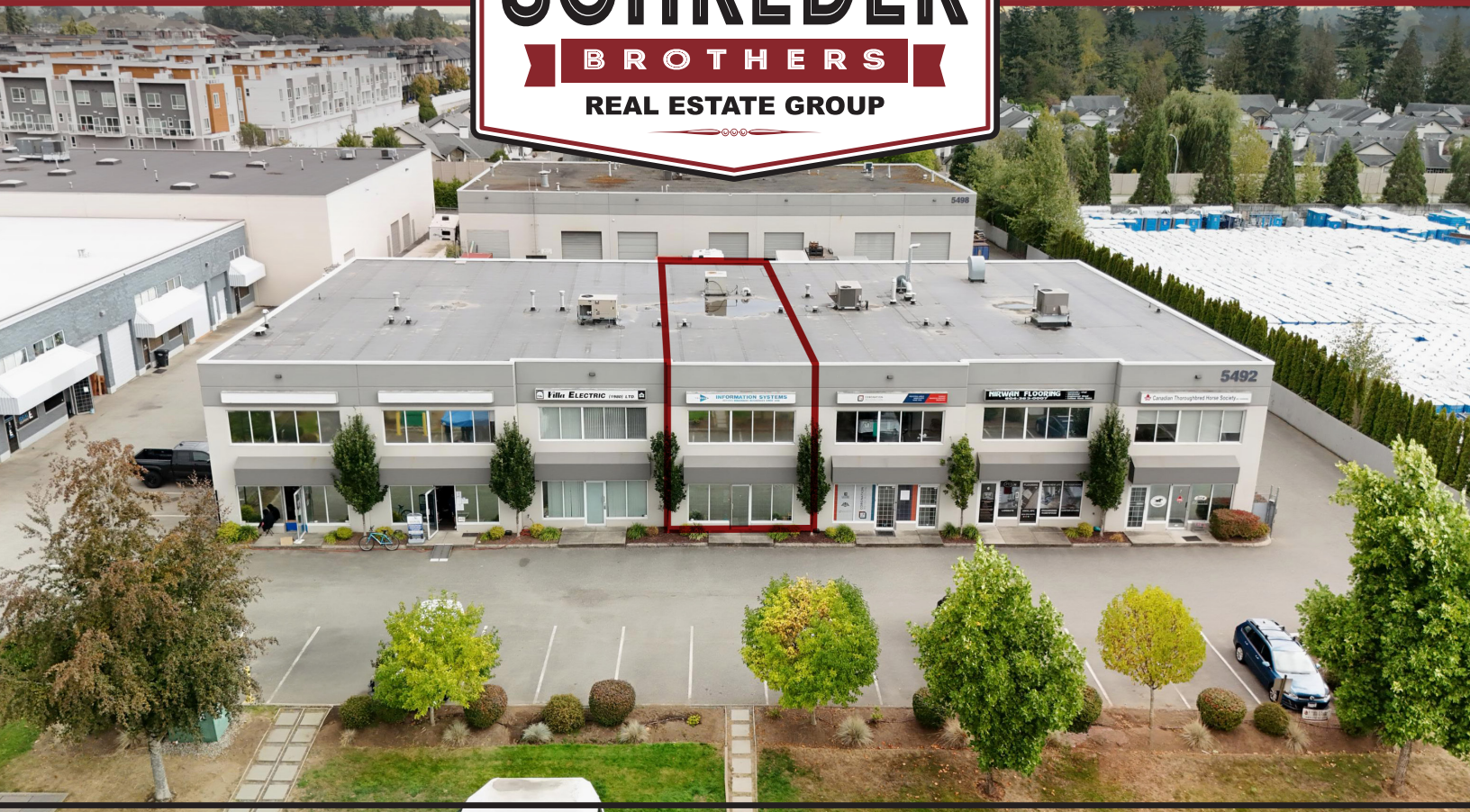


# SCHREDER

**BROTHERS**  
REAL ESTATE GROUP



## FOR SALE

4 - 5492 Production Boulevard  
Surrey, BC

### Cloverdale Strata Unit

- » Central Location
- » Plenty of Parking
- » Ten Private Offices
- » Well Maintained Strata Complex

**UPDESH GREWAL**  
Personal Real Estate Corporation

**JAMIE SCHREDER**  
Personal Real Estate Corporation

**MAGNUS HEANEY**  
Commercial REALTOR®





## PROPERTY INFO

### AREA

Office: 3,348 ft<sup>2</sup>

### STRATA FEE

\$503.30 (per month)

### PROPERTY TAX

\$9,513.47 (2025)

### ASKING PRICE

\$1,400,000  
(\$418.16 per ft<sup>2</sup>)

## ZONING

### IL (Light Impact Industrial)

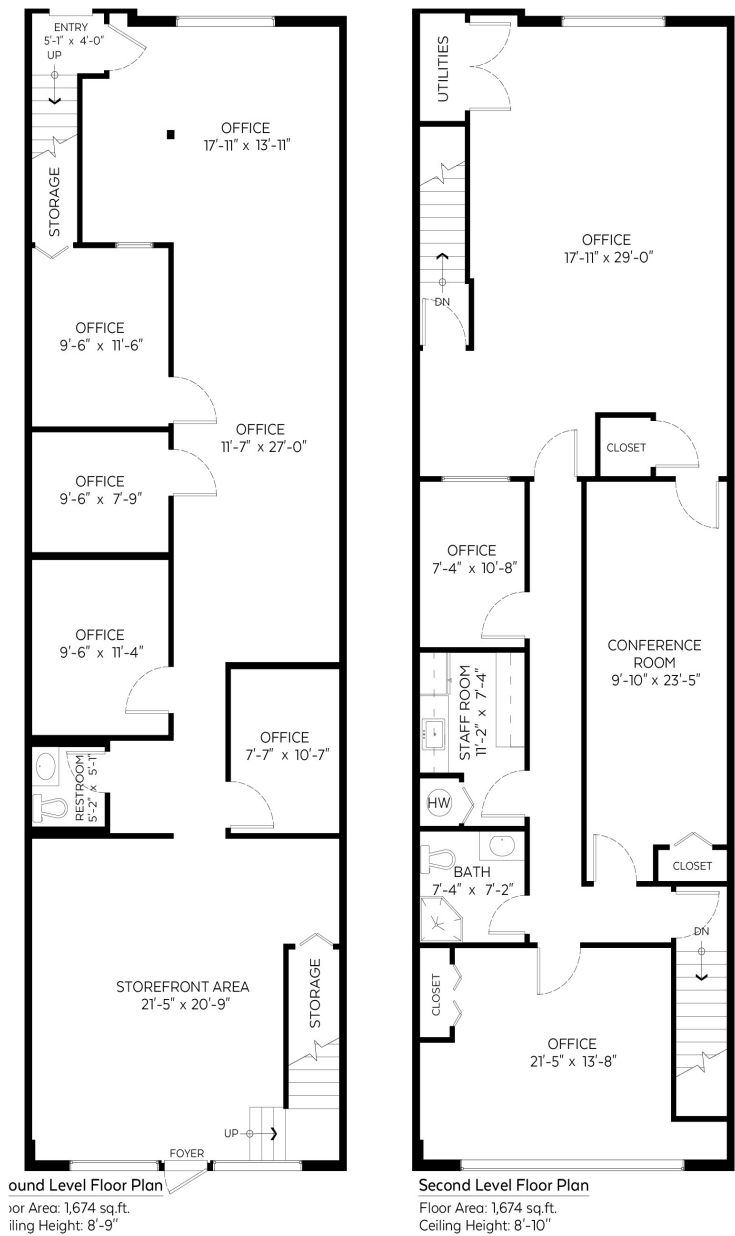
Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.



### 4 - 5492 Production Boulevard (Surrey, BC)

This well maintained strata unit in Cloverdale features 3,348 square feet of office and storage space spread over two floors. The layout is designed for maximum productivity, featuring 10 private offices, two large flex areas, a boardroom, a kitchenette, and two washrooms. While currently optimized for office use, the unit retains its industrial utility with a fully functional electric 12' x 14' grade-level roll-up door, allowing for an easy conversion of the ground floor area back to warehouse space if desired. The unit features a 3-Phase, 200-AMP, 240-Volt supply and plenty of on site and street parking. The complex benefits from a recently repaved parking lot and a roof that is only two years old. IL (Light Impact Industrial) zoning allows for a wide range of uses and the space is available for immediate occupancy.

- » Visitor & Street Parking
- » Ten Private Offices
- » 3-Phase, 200-AMP, 240-Volt Power Supply



### FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



## DRIVE TIMES

CLOVERDALE	10 MINS
WHITE ROCK	25 MINS
MAPLE RIDGE	32 MINS
SURREY	35 MINS
BURNABY	35 MINS
DELTA	36 MINS
ABBOTSFORD	37 MINS

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