



**FOR  
SALE**

# Fully Leased, Heavy Industrial Manufacturing/ Training Facility

12320 88TH AVENUE | SURREY | BC



Exclusive Listing Agent:

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# Fully Leased, Heavy Industrial Manufacturing/ Training Facility

12320 88TH AVENUE  
NEWTON | SURREY | BC

## Opportunity

HQ Real Estate Services is proud to present an opportunity to purchase a fully leased industrial building. Currently leased by 5 tenants including the owner/user who occupies most of the premises. This offering will be subject to the owner/user buying back this property in approximately 3 to 5 years at a pre-negotiated price. Great investment opportunity with a good return and secured leases.

## Location

The subject property is located in the Newton area of Central Surrey, a heavy industrial district. The Newton area benefits significantly by its central location with Scott Road a short distance to the west of the subject. Scott Road is a major north-south arterial route forming one of the main commercial corridors in Surrey. King George Blvd. to the east, also known as Highway 99A, forms a major arterial route providing access to the Fraser Highway to the north and Highway 10 and 99 to the south. The subject is situated on 88th Avenue which is a major east-west arterial route which provides intersections with Scott Road, King George Blvd., Fraser Highway, and ultimately, the Trans Canada Highway to the west.

## Legal Description

Lot 1, Land District 36, Section 30, Township 2, Plan BCP20048.

## P.I.D.

026-440-318

## Site

The subject is an rectangular shaped parcel totalling 2.3198 acres. A frontage of 422 feet along 88th Avenue and a depth of 196 feet for a total of approximately 82,712 sq. ft.

## Power

1,200 amp main service

## Loading

Grade & dock loading

## Building / Facility

The subject property is comprised of an industrial manufacturing facility with the main facility encompassing a total area of 54,045 square feet plus permanent assembly sheds with an area of 8,400 square feet. The original facility is comprised of heavy reinforced concrete slab foundation which is up to 14 inches thick. The massive structure is designed to support two 20-ton cranes which run the full length of the main industrial structure. A new fabrication shop has been constructed in 2004 measuring approximately 5,200 sq. ft. construction.

The ceiling height in the main central bay is 27 feet 6 inches with approximately 24 feet 9 inches clear while the supporting warehouse area/machine shop has ceiling heights of 13 feet 5 inches and approximately 12 feet 6 inches clear.

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## Building Area

### Front Office / Support Area

- First Floor Original Offices	1,682
- Second Floor - New Offices	5,275
- Customer Service Area	<u>2,666</u>

Total Front Office/Support Area 9,623

### Manufacturing / Shop Areas

- Manufacturing Area	11,174
- Mezzanine Area in Manufacturing Area	3,360
- Storage Area	3,920
- New Manufacturing Area	5,382
- Machine Shop	<u>2,286</u>

Total Original Manufacturing 26,122

### Two-Storey Shop Expansion

- First Level	9,150
- Second Level	<u>9,150</u>

Total Two- Storey Shop Expansion 18,300

**Main Facility Area 54,045**

**Assembly Shed - concrete floor / steel frame 8,840**

## Zoning

IH - High Density Industrial

## Appraised in 2010

\$5,800,000

## Net Operating Income

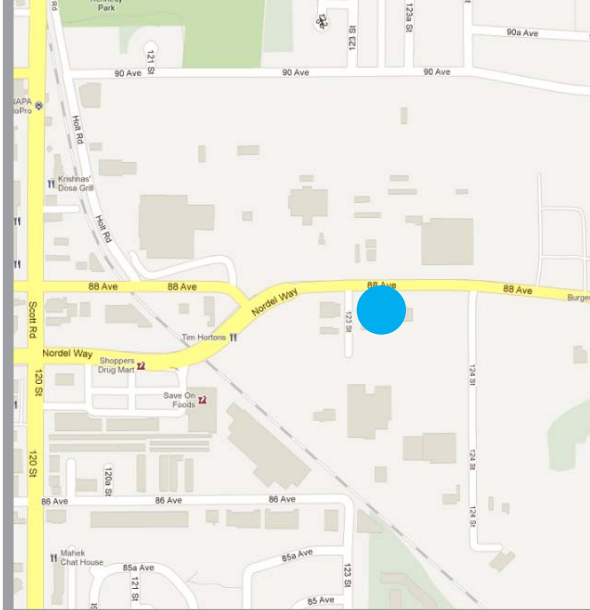
Approximately \$360,000

## Cap Rate

Based on \$5,500,000 is 6.5%

## List Price

Five Million Five Hundred Thousand Dollars (\$5,500,000)



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