



**FOR LEASE**

# 5,200 SF Warehouse/ Office with Dock & Grade Loading

Unit 102 - 19335 96 Avenue, Surrey

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Property Managed By

**Beedie**

Property Marketed By

**Colliers**



# Property Overview

Managed by Beedie, the Subject Property offers unbeatable access to Surrey's major thoroughfares including prominent exposure along 96<sup>th</sup> Avenue – the prime east/west arterial roadway in Port Kells.

The unit is close to numerous access points for the Trans-Canada Highway, Highway 15, the South Fraser Perimeter Road, Golden Ears Bridge, and the 200<sup>th</sup> Street corridor.

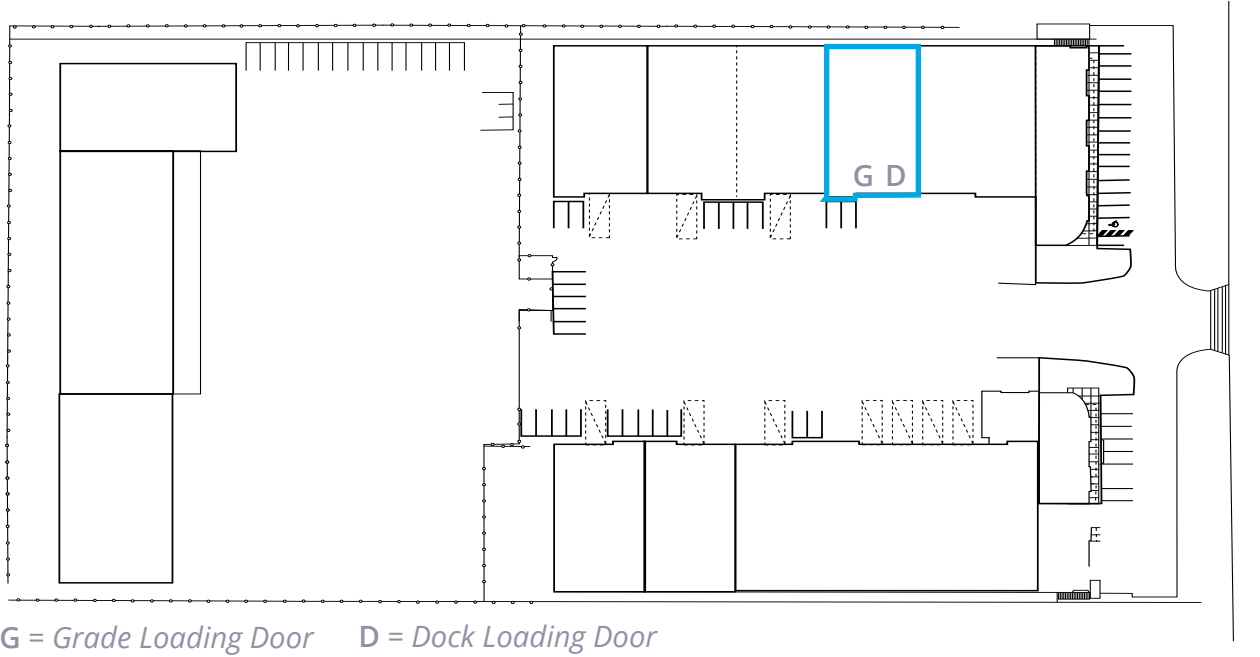
|                        |  |                 |
|------------------------|--|-----------------|
| Building Size*         | Office   | 300 SF          |
|                        | Warehouse  | 4,900 SF        |
|                        | <b>TOTAL</b>   | <b>5,200 SF</b> |
| Zoning                 | IL: Accommodates a wide range of light industrial, office & distribution uses. |                 |
| Available              | May 1, 2023  |                 |
| Lease Rate             | \$25.00/SF   |                 |
| Additional Rent (2023) | \$5.03/SF  |                 |



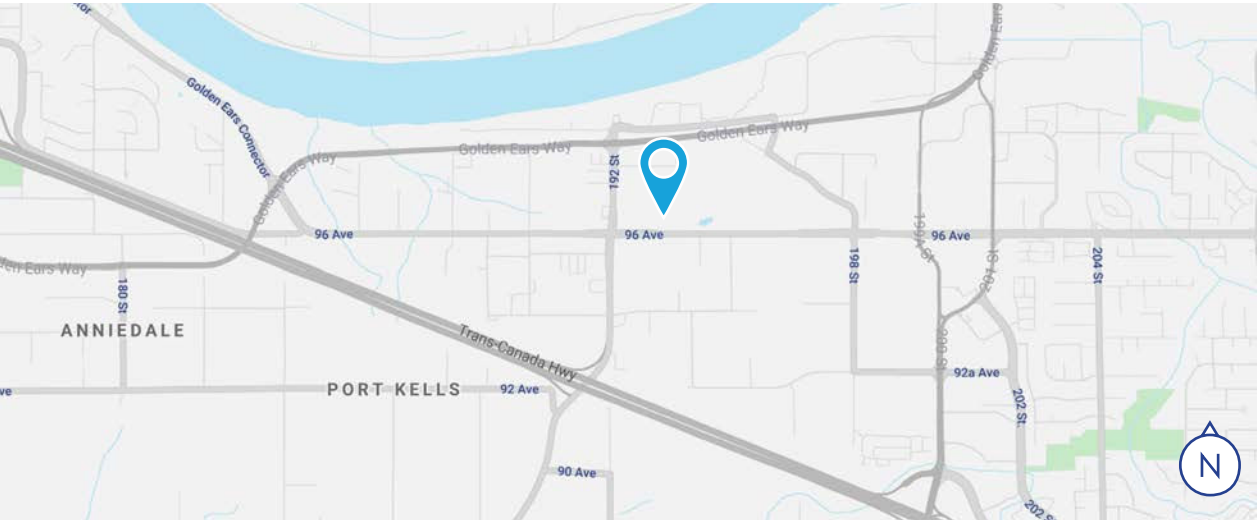
# Property Features

- Open concept office/breakroom - 20" x 15"
- Small storage mezzanine
- One (1) 16" x 14" grade level door
- One (1) 10" x 8" dock level door (hydraulic dock leveller)
- Concrete loading apron
- 24" clear height under truss
- 23" clear height under heater
- One (1) men's handicap accessible washroom
- One (1) women's handicap accessible washroom
- 225 Amp, 120/208 Volt, 3-phase power
- Gas-powered radiant heating
- Fully sprinklered

## Site Plan



## Location Map







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