

FOR LEASE

9,648 SF WAREHOUSE WITH OFFICE + FENCED YARD SPACE  
IN THE CENTRE OF PORT KELLS

# Cancar BUSINESS PARK

#100 - 19399 96TH AVENUE | SURREY, BC



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Beedie/

MARKETED BY:

CBRE





Cancar

## BUSINESS PARK

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### OVERVIEW

The subject property is located within Cancar Business Park, spanning over 29 acres in the well-established and desirable Port Kells industrial area of Surrey.

The site offers excellent access to Highway 1 and the Golden Ears Bridge providing convenient connection to Maple Ridge, Pitt Meadows, and Port Coquitlam.

### PROPERTY DETAILS

#### Building Area

Warehouse	9,189 SF
Office	459 SF
<b>Total</b>	<b>9,648 SF</b>

#### Lease Rate

\$12.50 PSF (net)

#### Op. Costs & Taxes

\$3.54 PSF (2020 est.)

#### Monthly Rent

\$12,896.16 (gross) excluding electrical fees

#### Yard Space

Up to 20,000 SF of additional yard space available

#### Date Available

December 1, 2020

#### Zoning

CD (Comprehensive Development)

#### Uses Include

Light impact industrial, manufacturing, warehousing and distribution

## BUILDING FEATURES

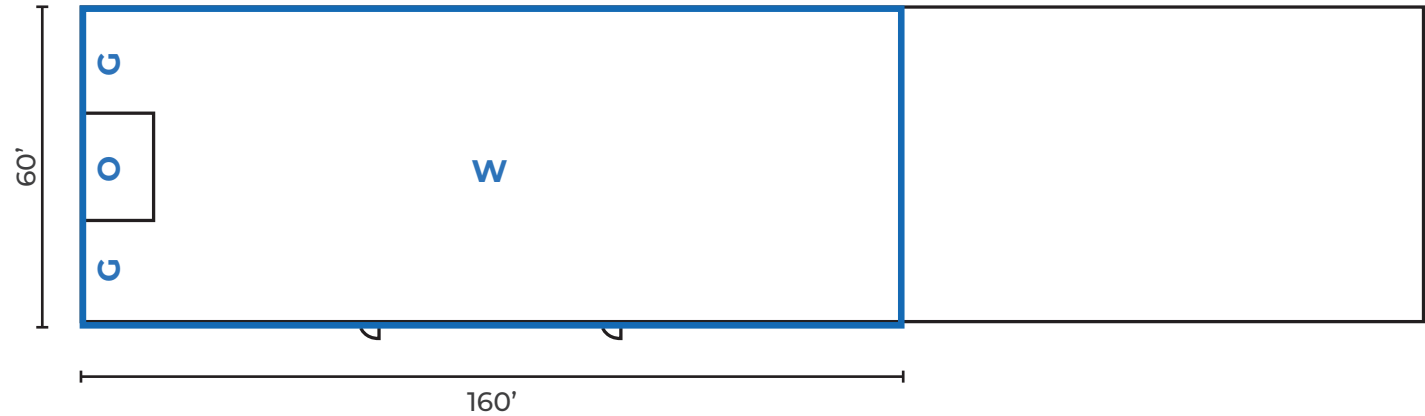
- ⊕ Two (2) 14' (h) x 12' (w) grade loading doors
- ⊕ 20.5' clear warehouse ceiling height
- ⊕ 8' clear office ceiling height
- ⊕ Five (5) car parking stalls
- ⊕ 3-Phase electrical service, 400 amp, 277/460 Volt
- ⊕ NFPA sprinklers throughout
- ⊕ Fenced yard space

## FLOOR PLAN

G= Grade Door

O= Office

W= Warehouse



Cancar  
**BUSINESS PARK**

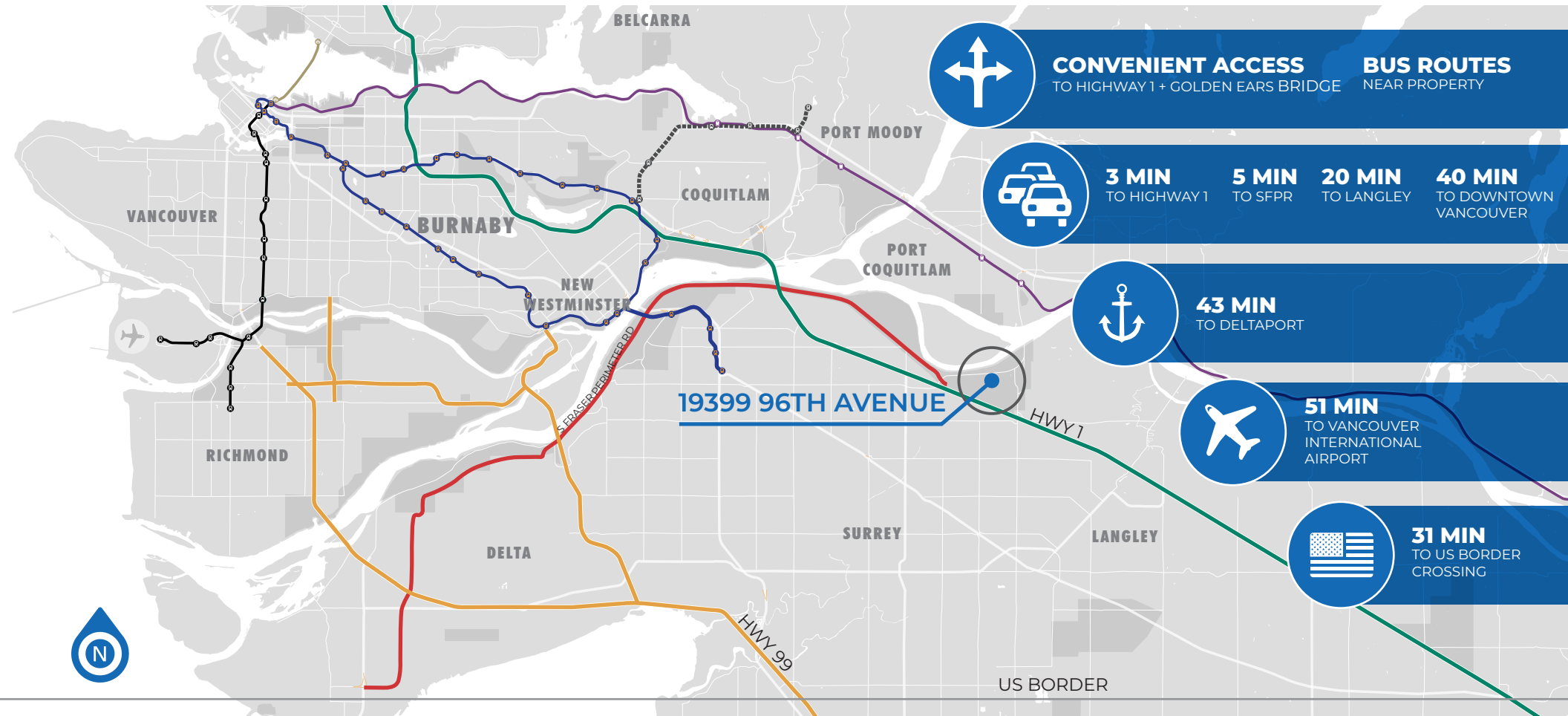
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## TRANSPORTATION + DRIVE TIMES



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