



FOR LEASE

Unit 105 - 18663 52 Avenue
Surrey, BC

INDUSTRIAL STRATA UNIT

- » Outstanding Central Location
- » 12' X 14' Grade Level Roll-Up Door
- » Light Impact Industrial Zoning
- » Available Immediately

UPDESH GREWAL
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PROPERTY INFO

RENTABLE AREA

Warehouse: 2,028 ft²
Mezzanine: 874 ft²
Total: 2,902 ft²

BASIC RENT

\$20.00/ ft² / per annum

ADDITIONAL RENT

\$7.84/ ft² / per annum

EST. GROSS RENT

\$6,732.64 / month + GST

ZONING

IL (Light Impact Industrial)

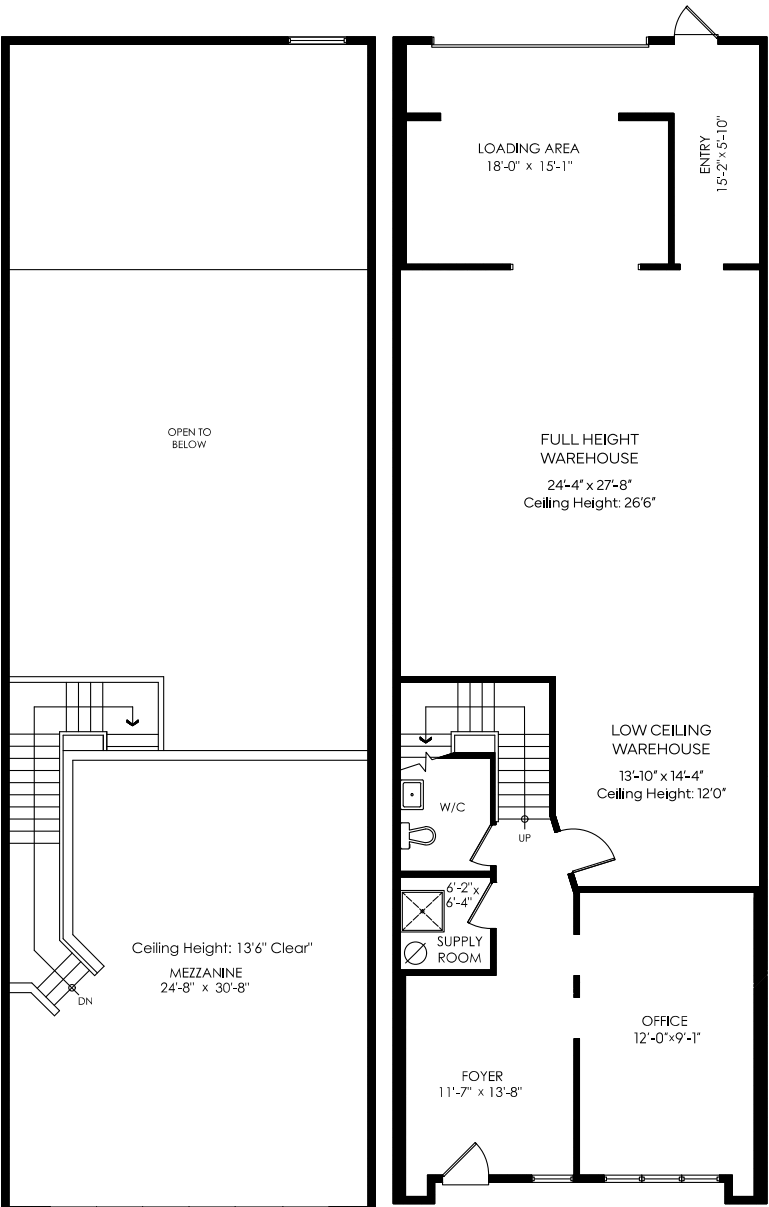
Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.



Unit 105 - 18663 52 Avenue, Surrey

This is 2,902 square foot industrial strata unit at the Ryamar Business Centre in Cloverdale is conveniently located close to all major routes in the area. The space is comprised of 2,028 square feet of ground floor office and warehouse space and an 874 square foot mezzanine. The warehouse is accessible via one 12' x 14' grade level roll-up door and features 26'6" clear ceiling height. Three reserved parking stalls are allocated to the unit while one additional vehicle can also be parked behind the loading door, there is also plenty of on-site visitor parking and street parking available. The unit is vacant and available immediately.

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Upper Floor Plan
Floor Area: 874 sq.ft.
Ceiling Height: 13'-6"

Main Floor Plan
Floor Area: 2,028 sq.ft.
Ceiling Height: 26'6"

FLOORPLAN

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



DRIVE TIMES

LANGLEY	7 MINS
WHITEROCK	25 MINS
SURREY	28 MINS
MAPLE RIDGE	28 MINS
DELTA	32 MINS
ABBOTSFORD	35 MINS
VANCOUVER	55 MINS

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