

SCHREDER

BROTHERS
REAL ESTATE GROUP

SUBJECT PROPERTY

65A AVE

HWY 15

**MOVE-IN INCENTIVES: TWO MONTHS OF FREE BASIC RENT + \$50,000 IMPROVEMENT CREDIT!
MINIMUM 5 YEAR LEASE TERM REQUIRED. INQUIRE FOR DETAILS.**

FOR LEASE

Unit 102 - 6554 176 Street
Surrey, BC

Warehouse & Office Unit

- » Highway Exposure
- » Plenty of Parking
- » High Ceiling Warehouse
- » Available Immediately

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office: 6,104 ft²
Warehouse: 4,863 ft²
Total: 10,967 ft²

BASIC RENT

\$17.95/ ft² / per annum

ADDITIONAL RENT

\$6.00 / ft² / per annum

EST. GROSS RENT

\$21,888.30 / month + GST

FREE BASIC RENT

Two months of free basic rent on a minimum five year lease term.

CASH CREDIT

A **\$50,000 cash credit** towards improvements is available for qualified Tenants. Please inquire for details.



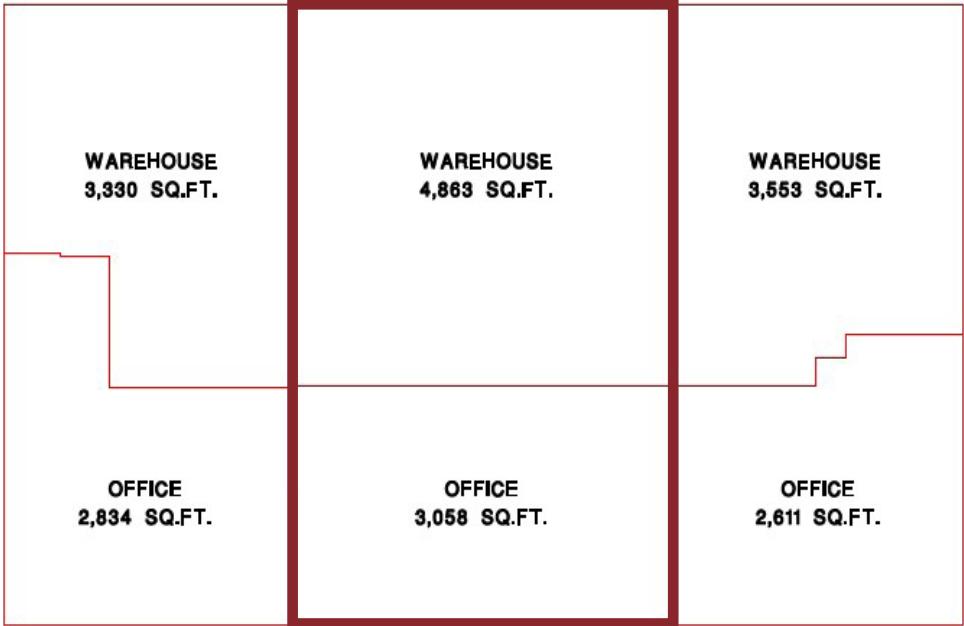
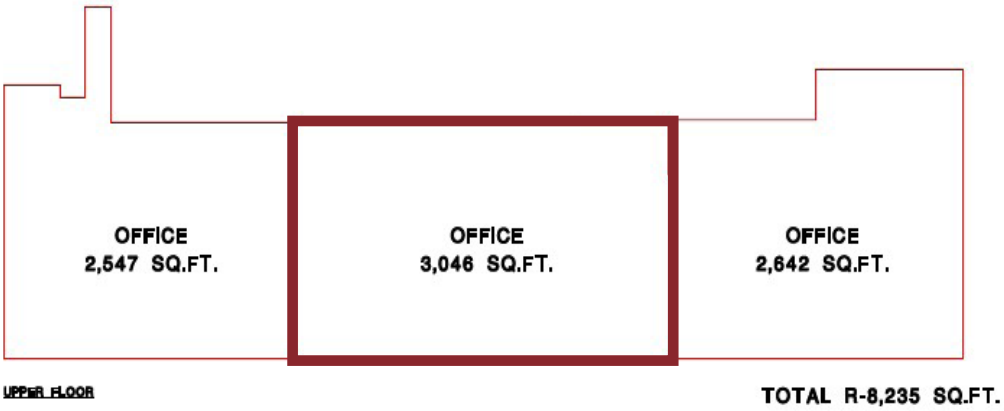
102 - 6554 176 Street (Surrey, BC)

Benefit from two months of free basic rent and a \$50,000 credit towards improvements on a minimum five-year lease term! Inquire today for details.

Centrally located in Cloverdale and fronting Highway 15; this 10,967 square foot warehouse unit is surrounded by a recently a re-paved parking lot and updated landscaping. Inside; you'll find a versatile layout with 3,046 square feet of ground floor showroom/office; 3,058 square feet of second-floor office; and a 4,863 square foot open warehouse. The warehouse features 20-foot ceilings, 3-Phase / 225-AMP / 240-Volt power, and convenient access via one grade-level and one dock-loading roll-up door.

IB (Business Park) zoning permits a wide range of warehouse and the space is available immediately.

- » Plenty of Parking
- » High Ceiling Warehouse
- » 3-Phase / 225-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	9 MINS
WHITE ROCK	25 MINS
MAPLE RIDGE	28 MINS
SURREY	33 MINS
DELTA	36 MINS
ABBOTSFORD	43 MINS
BURNABY	48 MINS

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