

SCHREDER

BROTHERS
REAL ESTATE GROUP



FOR LEASE

Unit 110 - 6039 196 Street
Surrey, BC

Retail/Office and Warehouse Space

- » High Traffic exposure
- » Rare Combination of Office & Storage Space
- » 10' x 12' Grade Level Roll-Up Door
- » 2 Reserved Parking Stalls

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office: 1,449 ft²
Warehouse: 1,186 ft²
Total: 2,635 ft²

BASIC RENT

\$22.00/ ft² / per annum

ADDITIONAL RENT

\$8.75 / ft² / per annum

EST. GROSS RENT

\$6,752.18 / month + GST

ZONING

CHI (Highway Commercial Industrial)

Allows for office uses limited to "engineering and surveying offices, general contractor offices, government offices, and utility company offices."

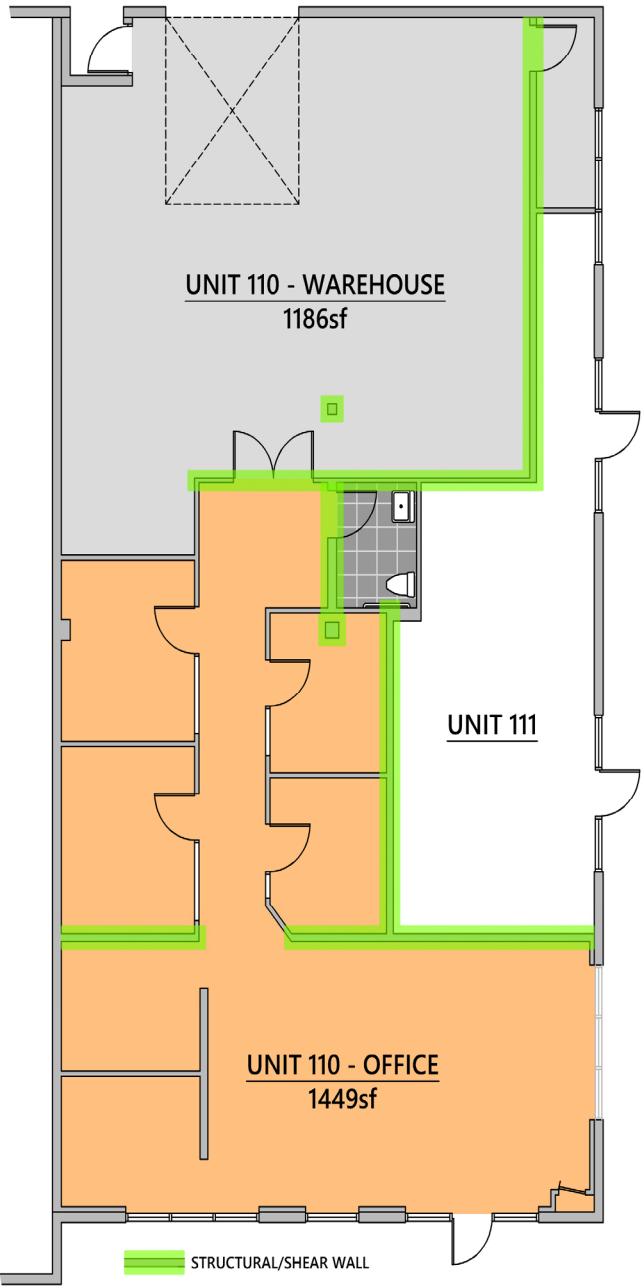


Unit 110 - 6039 196 Street (Surrey, BC)

Rare opportunity to lease ground-level space in a high-traffic area of the Surrey-Langley border. This hybrid of warehouse and office space includes a mix of private offices and open work area, a kitchenette, 1 private washroom, and plenty of storage, including a grade loading door behind the unit. Office uses are limited to Engineering and surveying offices, General contractor offices, Government offices, Utility company offices, or as otherwise defined by the property's current zoning bylaws.

Please note this property is not suitable for childcare users.

- » High Traffic Exposure
- » 10' x 12' Grade Level Roll-Up Door
- » 3-Phase / 200-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	14 MINS
WHITE ROCK	32 MINS
MAPLE RIDGE	36 MINS
BURNABY	39 MINS
SURREY	40 MINS
DELTA	45 MINS
ABBOTSFORD	45 MINS

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