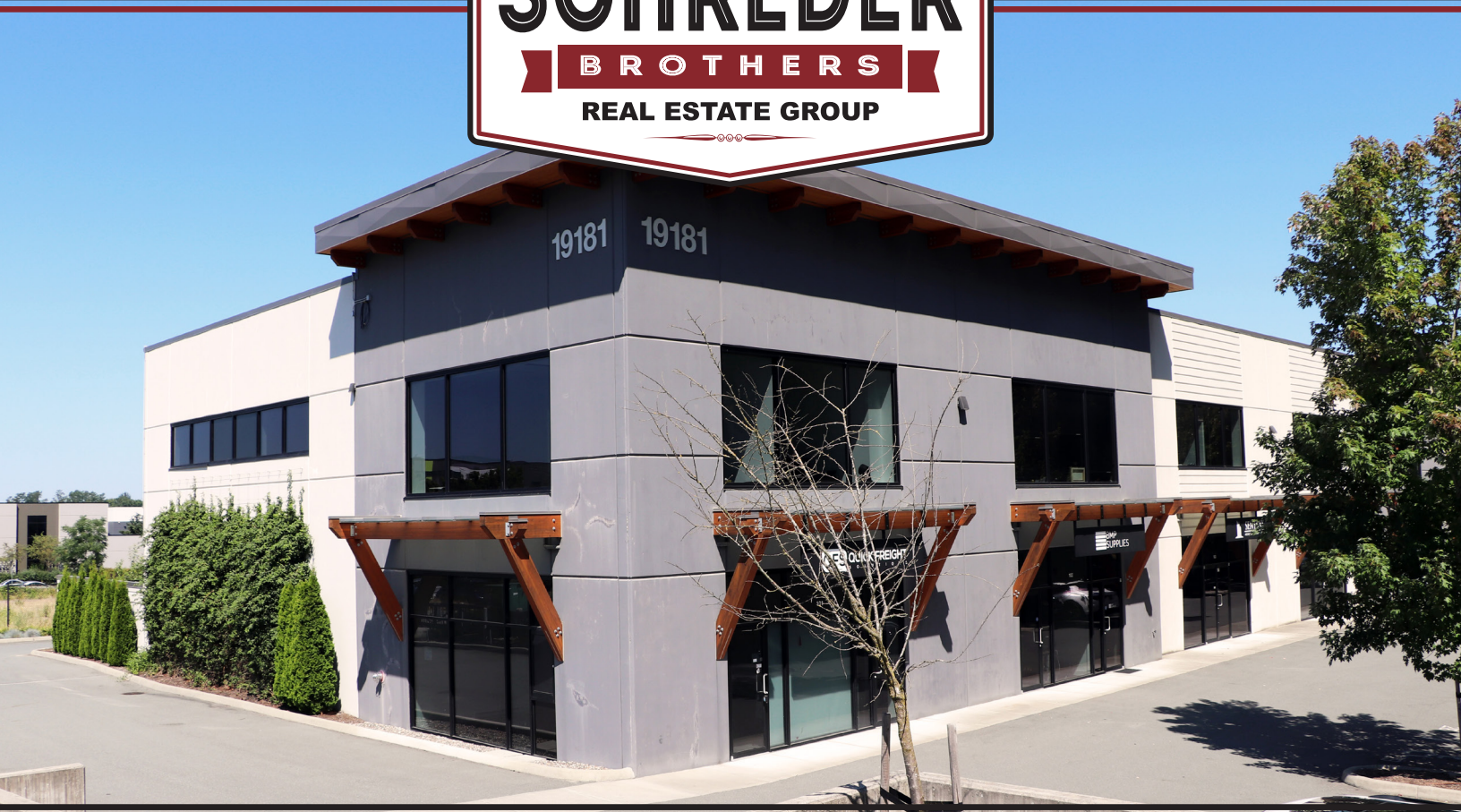




FOR LEASE

Unit 101 - 19181 34A Avenue
Surrey, BC

Industrial Warehouse

- » 22' High Ceilings
- » 10' x 12' Grade Level Roll-Up Door
- » CD Zoning
- » Three (3) Reserved Parking Stalls

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Warehouse: 2,247 ft²

BASIC RENT

\$22.00/ ft² / per annum

ADDITIONAL RENT

\$6.68 / ft² / per annum

EST. GROSS RENT

\$5,370.33 / month + GST

ZONING

CD (Bylaw 17146)

Intended to accomodate a wide range of light impact uses.

POWER SUPPLY

3-Phase / 250-AMP / 208 - Volt

*Tenant to verify that power supply is accurate and suffiient for its intended use.

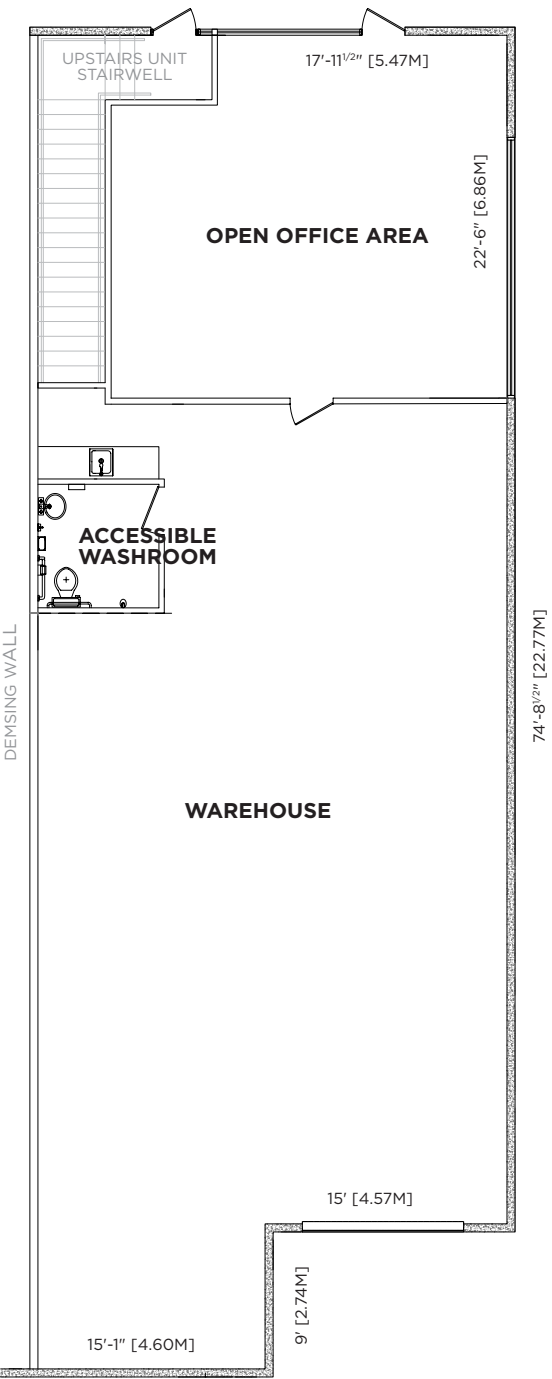


101 - 19181 34A Avenue (Surrey, BC)

This is a great opportunity to lease a small-bay warehouse unit with high-traffic exposure in Campbell Heights. The unit is made up of 2,247 square feet of ground floor area, and an additional 1,147 square feet of well appointed second floor office space that can be added if desired. The warehouse features 22' high ceilings, is accessible via one 10' x 12' grade level roll-up door, and has a 3-Phase / 250-AMP / 208-Volt power supply.

CD Zoning (Bylaw 17146) allows for a wide range of potential uses, however; please note this unit is not suitable for auto repair, auto detailing, tire shops, daycare, or wood manufacturing businesses. The unit is vacant and available immediately.

- » 22' High Ceilings
- » 10' x 12' Grade Level Roll-Up Door
- » Three (3) Reserved Parking Stalls



UNIT 101

FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

CLOVERDALE	13 MINS
WHITE ROCK	20 MINS
DELTA	33 MINS
SURREY	38 MINS
BURNABY	39 MINS
MAPLE RIDGE	40 MINS
ABBOTSFORD	44 MINS

JAMIE SCHREDER
Personal Real Estate Corporation

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LORI NICOL
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