



FOR LEASE

Unit 110 - 6039 196 Street
Surrey, BC

High-Quality Office & Warehouse Space

- » Steps from Future SkyTrain Station
- » Central Location
- » High Traffic Exposure
- » 10' x 10' Roll-Up Loading Door

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

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

BASIC RENT

\$21.00/ ft² / per annum

ADDITIONAL RENT

\$8.75 / ft² / per annum

EST. GROSS RENT

\$6,532.60 / 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."

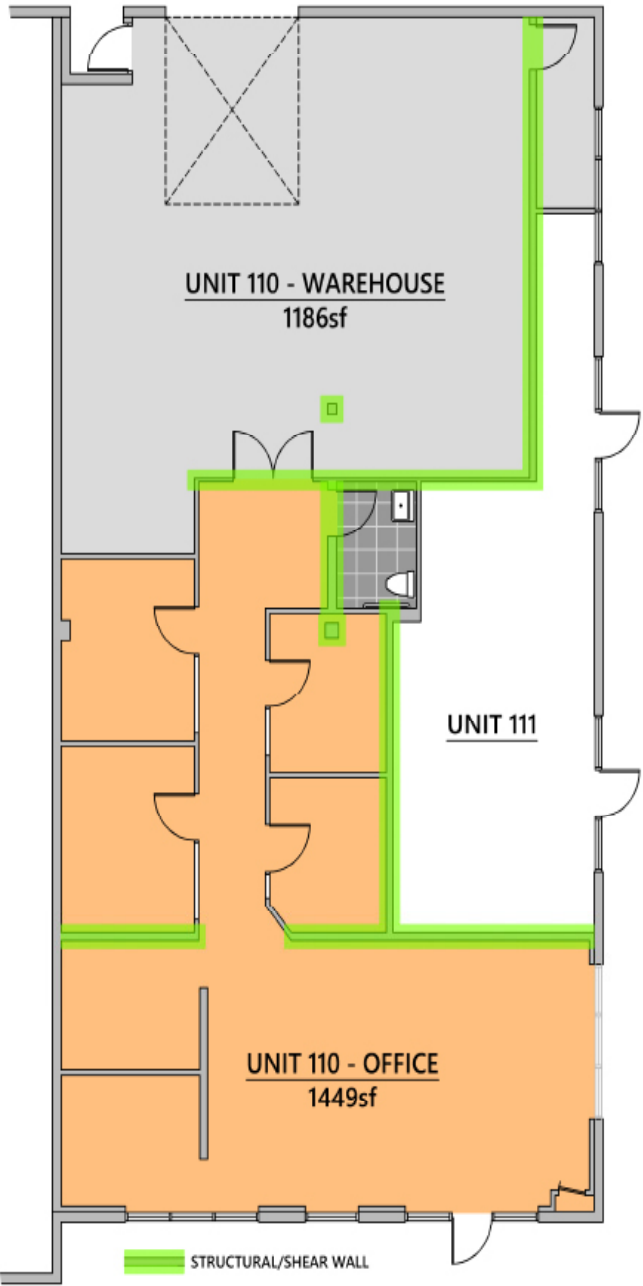


Unit 110 - 6039 196 Street (Surrey, BC)

This exceptional property offers high-quality office and warehouse space in a high-traffic area just steps away from the future Willowbrook SkyTrain station. The unit features an open reception/showroom area; six offices; one kitchenette; one washroom; and 1,186 square feet of warehouse space with 12' ceiling height accessible via a 10' wide by 10' high roll-up door.

Please note this property is not suitable for childcare users.

- » High Quality Finishes
- » Central, High-Traffic Location
- » 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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MAGNUS HEANEY
Commercial REALTOR®

LORI NICOL
Unlicensed Assistant



📞 604-530-0231

✉️ COMMERCIAL@SCHREDERS.CA

🌐 WWW.SCHREDERS.CA