



## FOR LEASE

Unit 108 - 18635 52 Avenue  
Surrey, BC

### Industrial Strata Unit

- » Outstanding Central Location
- » Brand New Build-Out
- » 12' x 14' Grade Level Loading Door
- » Light Impact Industrial Zoning

**UPDESH GREWAL**  
Personal Real Estate Corporation

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**MAGNUS HEANEY**  
Commercial REALTOR®





# PROPERTY INFO

## RENTABLE AREA

Office:	2,188 ft <sup>2</sup>
Warehouse:	945 ft <sup>2</sup>
Total:	3,133 ft <sup>2</sup>

## BASIC RENT

\$20.00/ ft<sup>2</sup> / per annum

## ADDITIONAL RENT

\$6.56 / ft<sup>2</sup> / per annum

## EST. GROSS RENT

\$6,934.38/ month + GST

# ZONING

## IL (Light Impact Industrial)

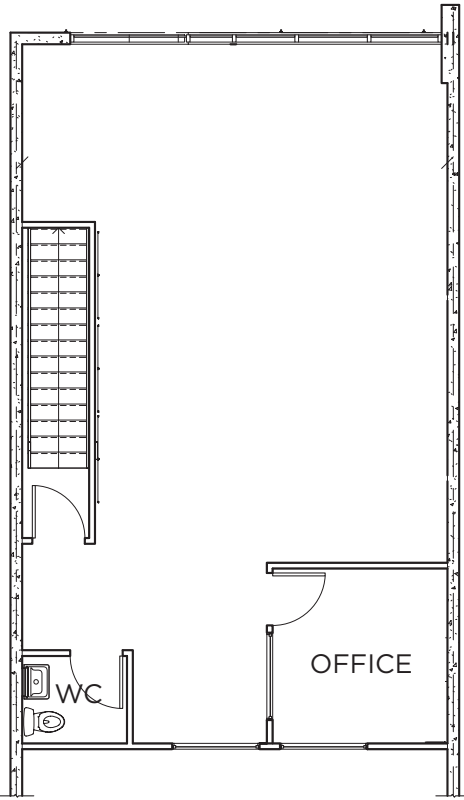
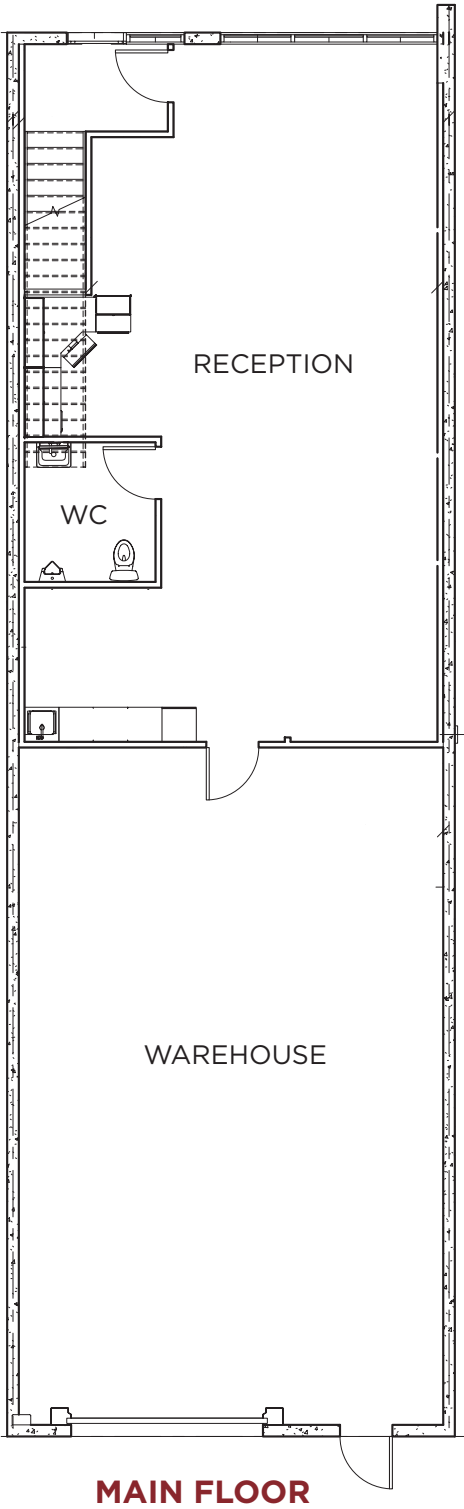
Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.



## 108 - 18635 52 Avenue (Surrey, BC)

Located within the Rymar Business Centre in Cloverdale, this newly improved 3,133 square foot industrial strata unit features 945 square feet of clear-span warehouse space with 26' clear ceiling height and 3-Phase / 225-AMP / 208-V power supply. Access to the warehouse is provided via one 12' x 14' grade level loading door. The unit features 1,121 square feet of versatile ground floor office/showroom space and an additional 1,067 square feet of open concept second floor office area. Businesses requiring private offices can take advantage of a pre-designed build-to-suit office layout if desired - see following pages and inquire for details.

- » 12' x 14' Grade Level Loading Door
- » 3 Phase / 225 - AMP / 208 - Volt
- » Brand New Build-Out



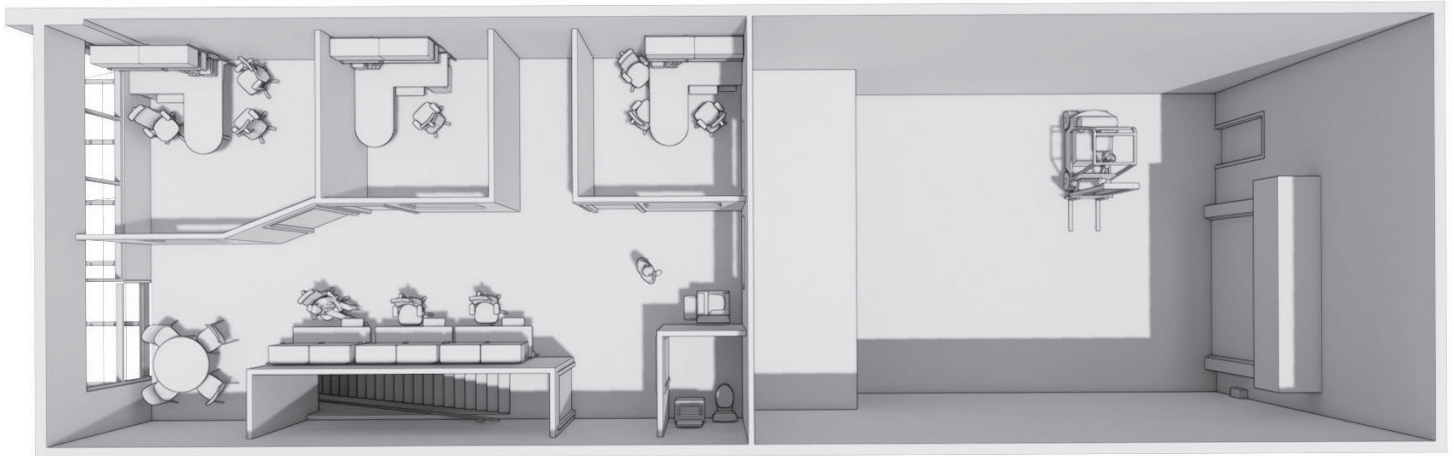
## UPPER FLOOR

## FLOORPLAN & MEASUREMENTS

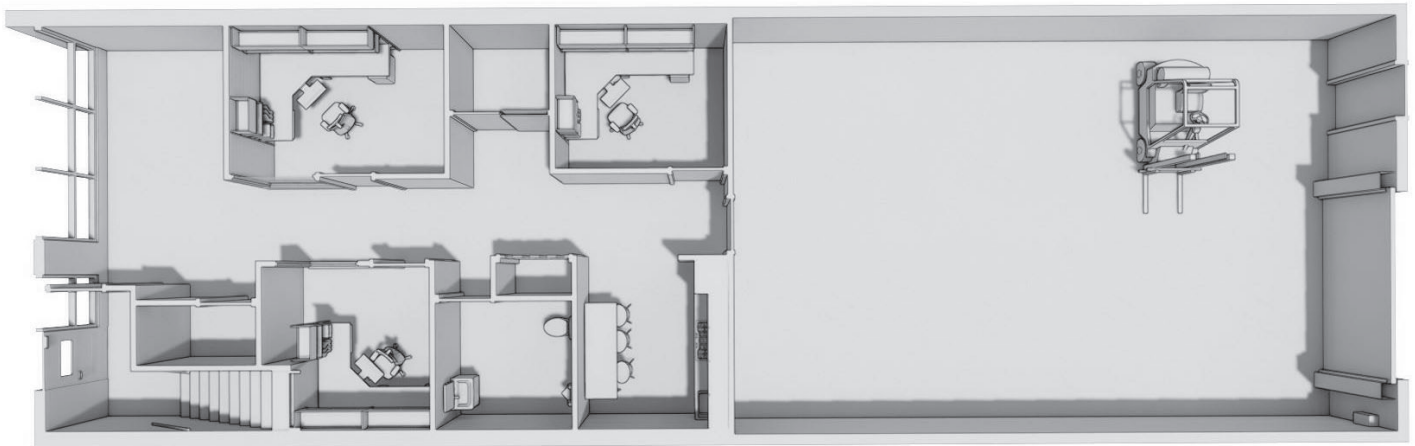
Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.

# BUILD-TO-SUIT CONCEPT

Drawings are already prepared for the office design below, allowing for the Landlord to quickly build the space out further if the current open concept is not desired. The build-to-suit expense can be amortized over an initial five year lease term for qualified tenants, which helps a tenant maintain manageable cash flow. Inquire for details.



**UPPER FLOOR**



**MAIN FLOOR**





## 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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