

ROYAL LEPAGE®

Wolstencroft Realty

SCHREDER
BROTHERS
REAL ESTATE GROUP



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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PROPERTY INFO

RENTABLE AREA

Office: 2,188 ft²
 Warehouse: 945 ft²
 Total: 3,133 ft²

BASIC RENT

\$20.00/ ft² / per annum

ADDITIONAL RENT

\$6.56 / ft² / per annum

EST. GROSS RENT

\$6,934.38/ month + GST

ZONING

IL (Light Impact Industrial)

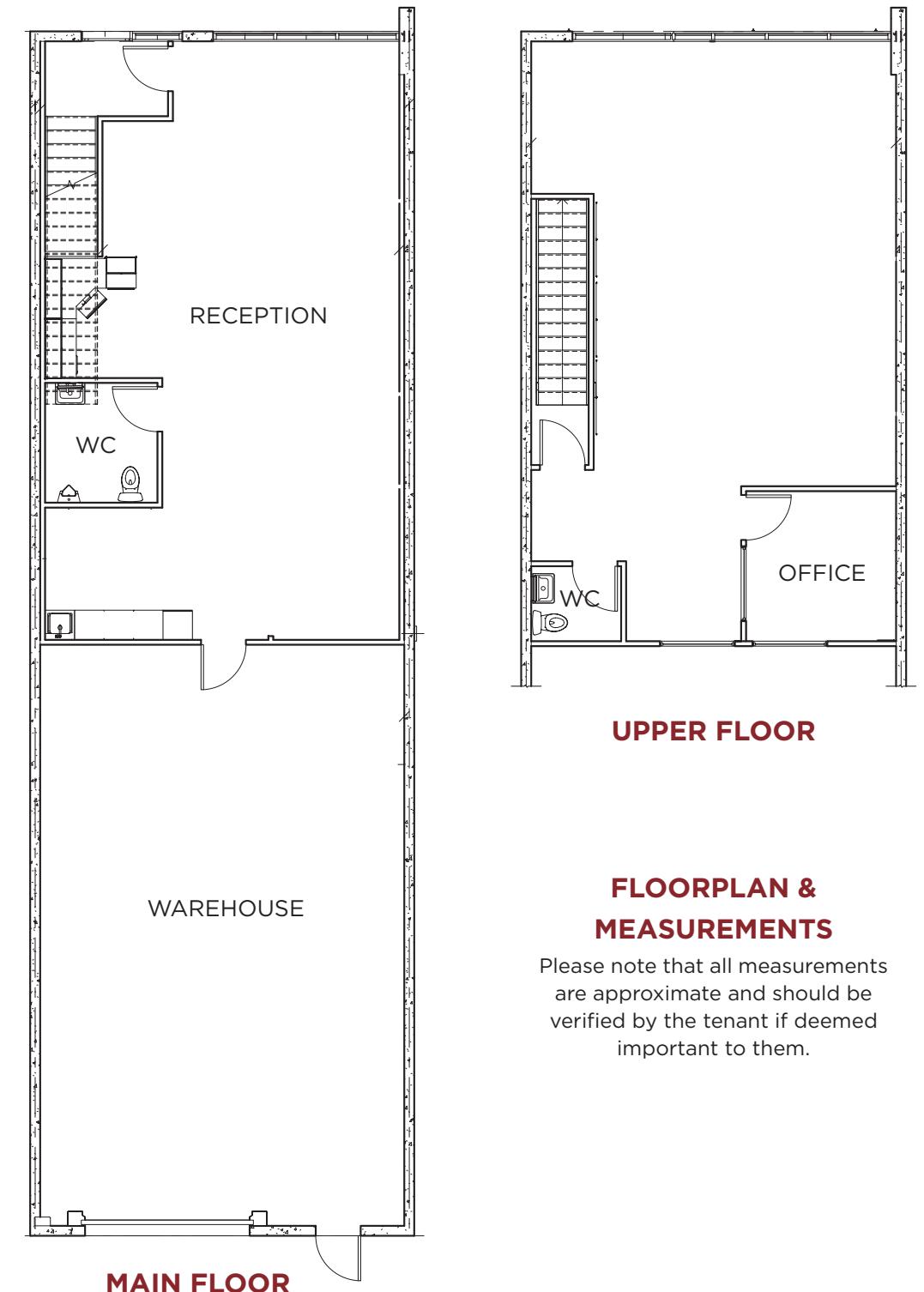
Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.



108 - 18635 52 Avenue (Surrey, BC)

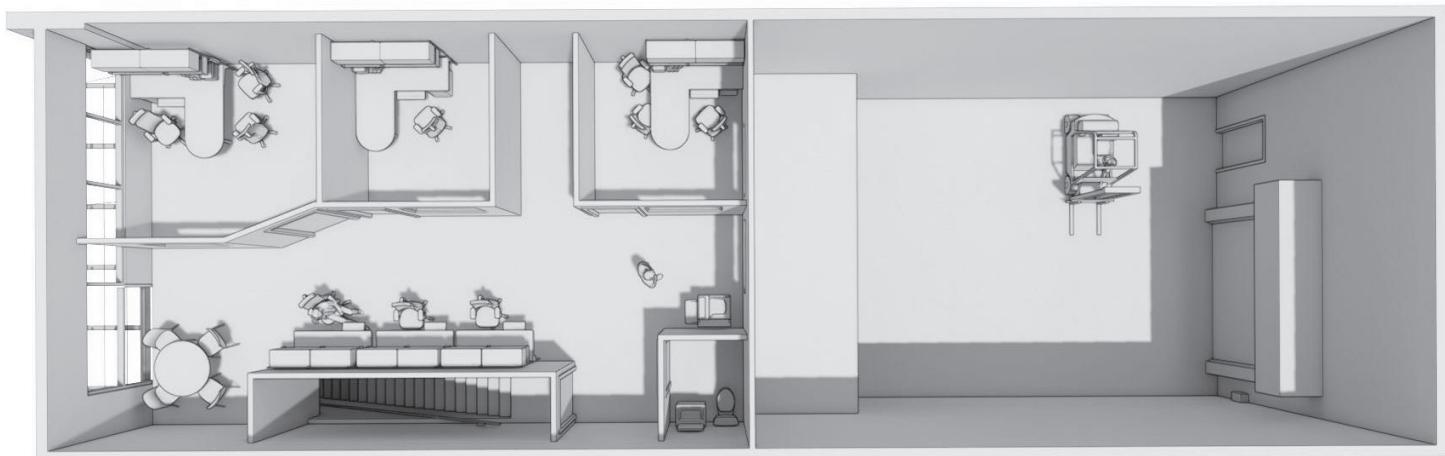
Located within the Rymar Business Centre in Cloverdale, this newly improved 3,133 square foot industrial strata unit features 945 square feet of clear-span warehouse space with 26' clear ceiling height and 3-Phase / 225-AMP / 208-V power supply. Access to the warehouse is provided via one 12' x 14' grade 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

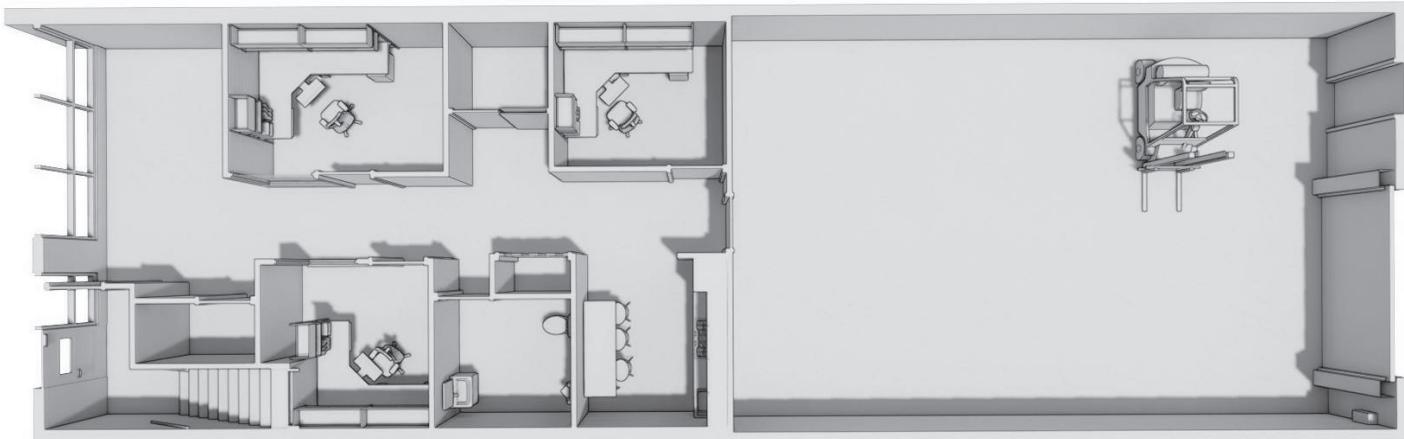


BUILD-TO-SUIT CONCEPT

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

JAMIE SCHREDER
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MAGNUS HEANEY
Commercial REALTOR®

LORI NICOL
Unlicensed Assistant



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