



FOR LEASE

109 - 8468 162 Street
Surrey, BC

Warehouse Unit in Fleetwood

- » Outstanding Central Location
- » Automotive Uses Permitted
- » Two (2) Reserved Parking Stalls
- » Available Immediately

JAMIE SCHREDER

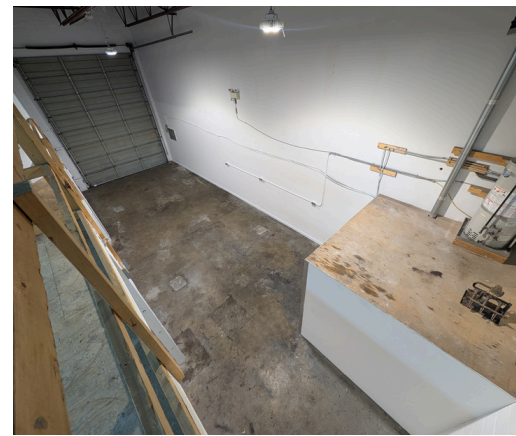
Personal Real Estate Corporation

CORY SCHREDER

Personal Real Estate Corporation

UPDESH GREWAL

Personal Real Estate Corporation



PROPERTY INFO

AREA

Warehouse:	1,087 ft ²
Office:	428 ft ²
Mezzanine:	303 ft ²
Total:	1,818 ft ²

BASIC RENT

\$20.00 / ft² / per annum

ADDITIONAL RENT

\$9.00 / ft² / per annum

EST. GROSS RENT

\$4,393.50 / month + GST

ZONING

CHI (Highway Commercial)

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

POWER SUPPLY

3-Phase / 100-AMP / 240-Volt

Tenant to verify power supply is sufficient for its intended use



109 - 8468 162 Street (Surrey, BC)

Fleetwood Business Park is conveniently located just off Fraser Highway with a short drive to Highway 1, Highway 15, and Highway 17; and is just steps away from public transit.

Unit 109 features 1,087 square feet of warehouse space with 22' clear ceilings height accessible via a 12' x 14' roll-up door and serviced by a 3-Phase / 100-AMP / 240-Volt power supply. There is also an additional 428 square foot of office space split between two floors and 303 square foot mezzanine. The unit includes two reserved parking stalls.

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FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

CLOVERDALE	12 MINS
SURREY	19 MINS
BURNABY	23 MINS
LANGLEY	24 MINS
MAPLE RIDGE	25 MINS
DELTA	36 MINS
ABBOTSFORD	37 MINS

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