

SCHREDER

BROTHERS
REAL ESTATE GROUP

FOR LEASE

106 - 19331 Enterprise Way
Surrey, BC

Light Industrial Strata Unit

- » Central Location
- » Recently Renovated
- » Two (2) Reserved Parking Stalls
- » Available Immediately

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PROPERTY INFO

AREA

Office:	1,098 ft ²
Warehouse:	798 ft ²
Mezzanine:	270 ft ²
Total:	2,166 ft ²

BASIC RENT

\$16.50 / ft² / per annum

ADDITIONAL RENT

\$7.32 / ft² / per annum

EST. GROSS RENT

\$4,299.51 / month + GST

ZONING

IL (Light Impact Industrial)

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



106 - 19331 Enterprise Way (Surrey, BC)

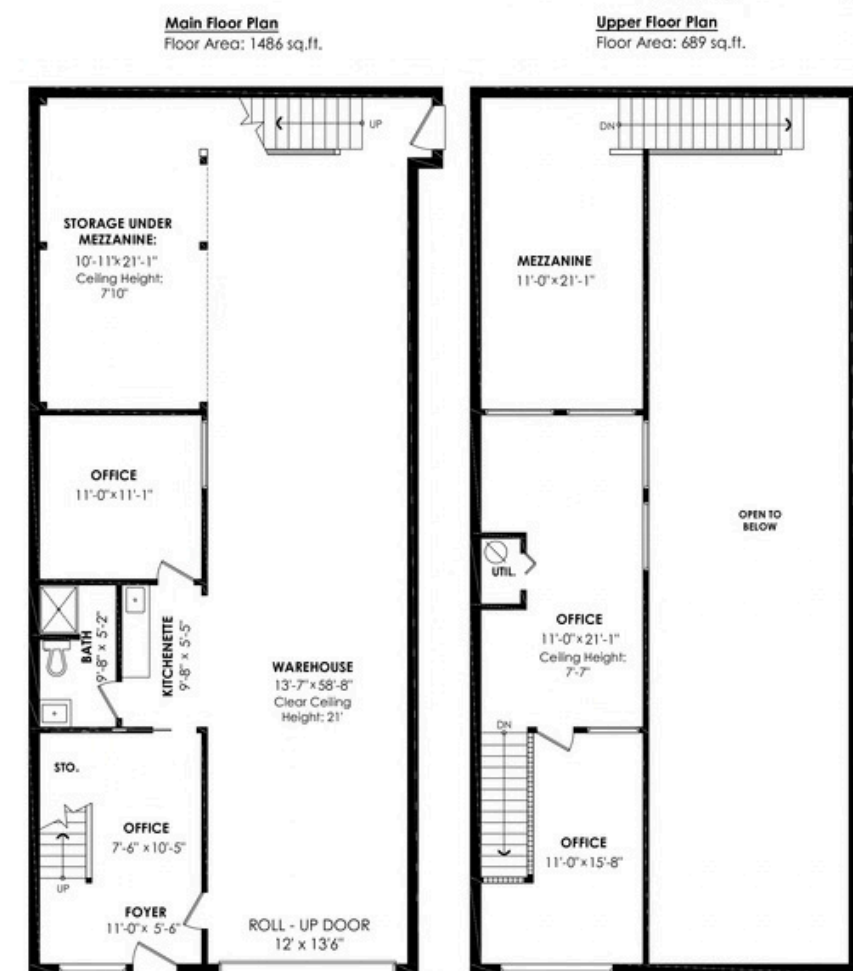
Centrally located in Cloverdale this 2,166 square foot industrial strata unit features 798 square feet of warehouse space with 21' clear ceiling height; 1,098 square feet of office space split across two floors, and a 270 square foot storage mezzanine. The warehouse is accessible via one 12' x 14' grade level roll-up door and offers a 3-Phase / 100-AMP / 240-Volt power supply. The unit comes with two reserved parking stalls and there is plenty of street parking just steps away.

IL (Light Impact Industrial) zoning allows for a wide range of potential uses, however; please note that automotive, manufacturing, recreational, or food processing uses are not permitted. The space is available immediately.

- » Central Location
- » Two (2) Reserved Parking Stalls
- » Available Immediately

106-19331 Enterprise Way, Surrey

Warehouse:	798sq. ft.
Main Floor Office:	679 sq. ft.
Upper Floor Office:	419 sq. ft.
Mezzanine:	270 sq. ft.
Total Area:	2,166 sq. ft.



FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

LANGLEY	8 MINS
WHITE ROCK	25 MINS
MAPLE RIDGE	30 MINS
SURREY	33 MINS
DELTA	34 MINS
BURNABY	34 MINS
ABBOTSFORD	36 MINS

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