UNITS 111-114 8952 HOLT ROAD SURREY, BC

13,160 SF AVAILABLE

Kevin Volz

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LOCATION

The subject property is located off of Scott Road and 88th Avenue, adjacent to BC Hydro and the Pacific Press properties. Excellent access is provided to Scott Road, 88th Avenue, Nordel Way, the Pattullo and the Alex Fraser Bridges. Excellent access is provided to Scott Road, 88th Avenue, Nordel Way, the Pattullo and the Alex Fraser Bridges.

BUILDING FEATURES

- Concrete tilt-up construction
- Multi-tenant complex
- Fully Sprinklered
- Metal halide lighting
- Forced air gas warehouse heaters •
- Min 23' ceilings in warehouse

ZONING

I-L (Light Impact Industrial)

Allows for a wide range of light industrial uses such as manufacturing, warehousing, distribution and storage uses.

BASIC LEASE RATE

From \$19.00 PSF, per annum, net, plus GST

ADDITIONAL RENT (2025)

Estimated at \$5.45 PSF, per annum & 5% management fee (on gross rent), plus GST

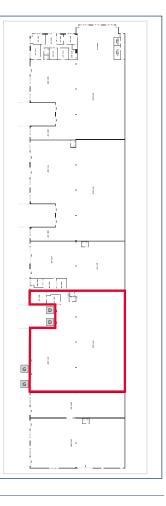
WAREHOUSE AREA

12.607 SF

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LOADING DOORS

2 Grade & 2 Dock



FOR MORE INFORMATION, PLEASE CONTACT:

Kevin Volz

UNIT

111 - 114

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OFFICE AREA

553

Rick Dhanda Vice President, Industrial +1 604 640 5816 rick.dhanda@cushwake.com

TOTAL AREA

13.160 SF

Andrew Green

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COMMENTS

Immediate

Suite 1200 - 700 W Georgia St Vancouver, BC +1 604 683 3111 **cushmanwakefield.com**

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- Covered dock loading with leve
 - Grade loading
 - On-site parking
 - Professionally managed by Canreal Management Corporatio