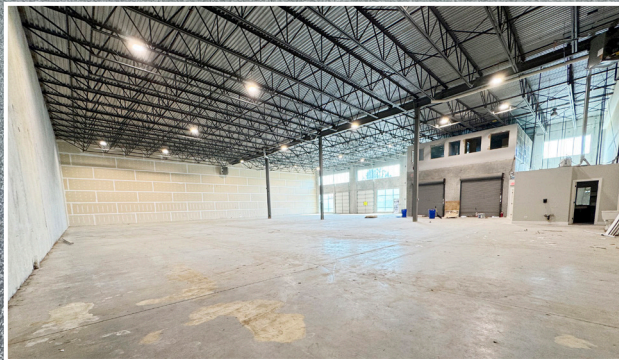


UNITS 111-114 8952 HOLT ROAD

SURREY, BC

**\$16.00 - YEAR 1 INTRODUCTORY LEASE RATE
NEWLY RENOVATED OFFICES**



13,160 SF AVAILABLE



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UNITS 111-114 8952 HOLT ROAD

SURREY, BC



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
- Covered dock loading with levelers
- Grade loading
- On-site parking
- Professionally managed by Canreal Management Corporation

ZONING

I-L (Light Impact Industrial)

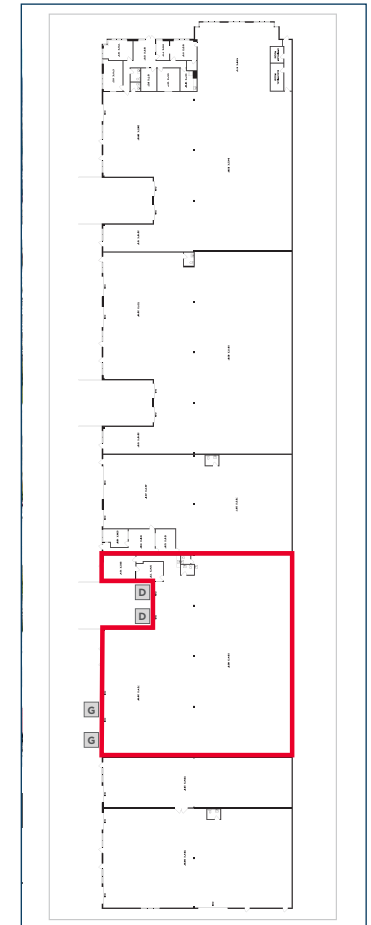
Allows for a wide range of light industrial uses such as manufacturing, warehousing, distribution and storage uses.

BASIC LEASE RATE

Year 1 introductory lease rate of \$16.00 PSF, per annum and \$17.95 PSF, per annum, plus GST for the next two years of the lease

ADDITIONAL RENT (2026)

Estimated at \$6.05 PSF, per annum & 5% management fee (on basic rent), plus GST



UNIT	WAREHOUSE AREA	OFFICE AREA	TOTAL AREA	LOADING DOORS	COMMENTS
111 - 114	12,567 SF	553	13,120 SF	2 Grade & 2 Dock	Available immediately

FOR MORE INFORMATION, PLEASE CONTACT:

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