FOR LEASE COLEBROOK BUSINESS CENTRE UNIT 110 - 5433 152 STREET SURREY, BC











Rick Dhanda

Personal Real Estate Corporation Associate Vice President +1 604 640 5816 rick.dhanda@ca.cushwake.com

Jot Mattu

Senior Associate Industrial +1 604 639 9352 jot.mattu@ca.cushwake.com

Kevin Volz

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5851 kevin.volz@ca.cushwake.com

Andrew Green

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5800 andrew.green@ca.cushwake.com

FOR LEASE

COLEBROOK BUSINESS CENTRE UNIT 110 - 5433 152 STREET SURREY, BC





LOCATION

Colebrook Business Centre consists of 3 multi-tenant buildings that total 366,185 sf and is centrally located in the City of Surrey on the southeast corner of 152nd Street and 54A Avenue, south of Highway 10. This complex provides tenants with the opportunity to locate in a newer, first class, high exposure building. These unique buildings are very well situated for those companies interested in wholesaling (including some retail) as high exposure showrooms and office buildouts can be easily accommodated. It is close proximity to all major transportation routes to Highways 91/99, 176th Street, Metro Vancouver and to the Canada/U.S. border.

ZONING

IB (Business Park Zone), allows variety of light industrial uses plus wholesale with related retail uses and office.

AVAILABILITY

Immediate

PROPERTY FEATURES

- Excellent street frontage with exposure along 152 Street
- · Appealing building design with attractive window glazing
- Two (2) dock loading doors at rear (53' trucks not permitted)
- 23' clear ceiling height
- 600 Volts, 800 Amps, 3 phase electrical service to entire building
- First class building maintenance

AVAILABLE AREAS

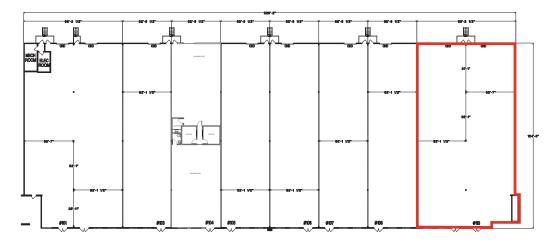
Unit 110 is 8,170 SF in total with a large open showroom, mezzanine storage and offices, and an efficient warehouse space at rear with two (2) dock doors.

LEASE RATE

\$20.75 per square foot, per annum, plus GST

ADDITIONAL RENT (2025)

Estimated at approximately \$8.13 per square foot, per annum, plus GST







Rick Dhanda

Personal Real Estate Corporation Vice President +1 604 640 5816 rick.dhanda@ca.cushwake.com

Jot Mattu

Senior Associate Industrial +1 604 639 9352 jot.mattu@ca.cushwake.com

Kevin Volz

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5851 kevin.volz@ca.cushwake.com

Andrew Green

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5800 andrew.green@ca.cushwake.com

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HERRIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HERRIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.