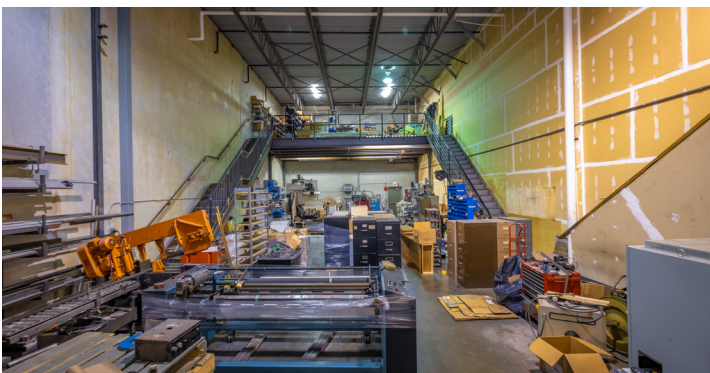


UNIT 6 - 17358 104A AVENUE

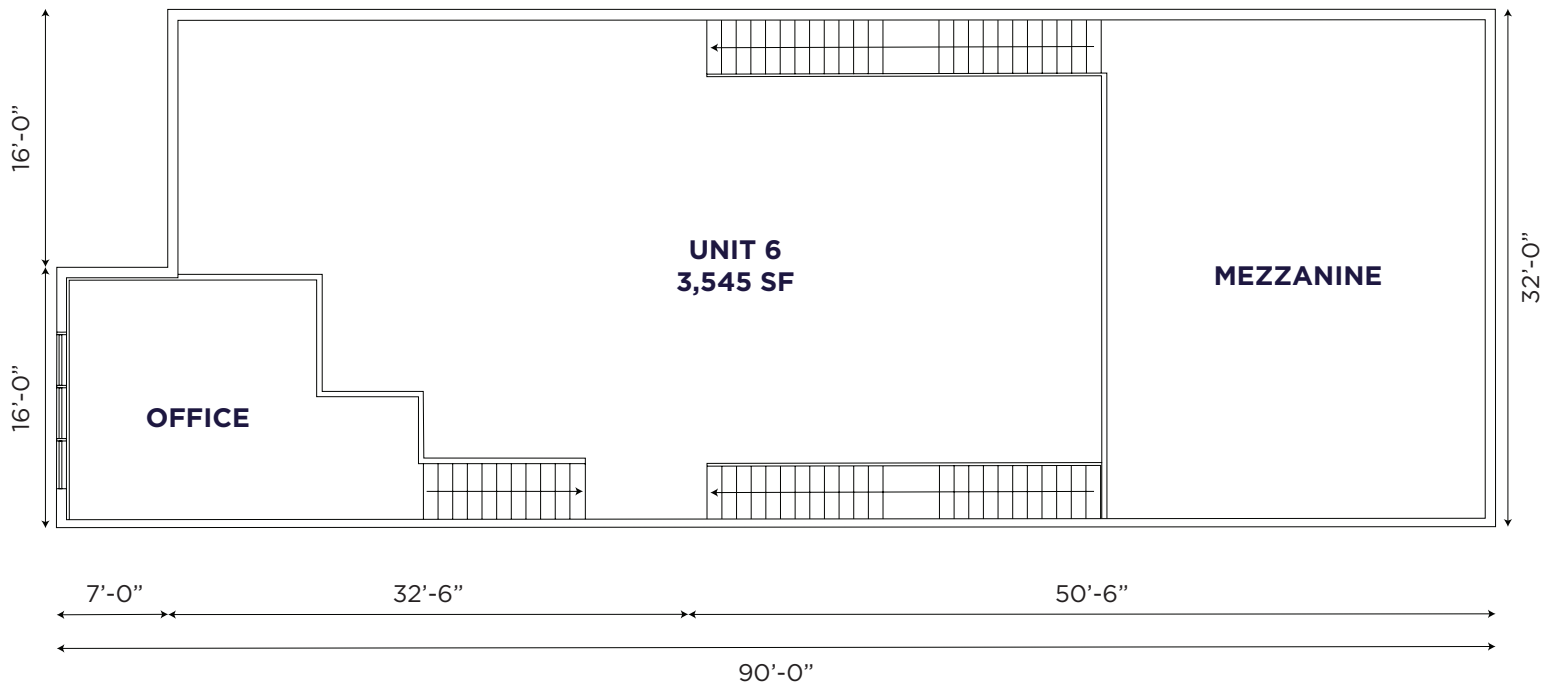
SURREY, BC



FOR LEASE | 3,545 SF STRATA OFFICE/WAREHOUSE WITH STRUCTURAL MEZZANINE



FLOOR PLAN



LOCATION

The subject property is located just east of the 176th Street (Highway #15) exit to Highway #1. Situated at the entrance to the Port Kells/Northwest Langley Industrial area, the subject property offers excellent access to Highway #1, the US Border, the Port Mann and Golden Ears Bridges, and the South Fraser Perimeter Road.

CIVIC ADDRESS

Unit 6 - 17358 104A Ave., Surrey, BC

LEGAL DESCRIPTION

Strata Lot 6 Section 7 Township 9
New Westminster
District Strata Plan BCS1959
PID: 026-760-347

ZONING

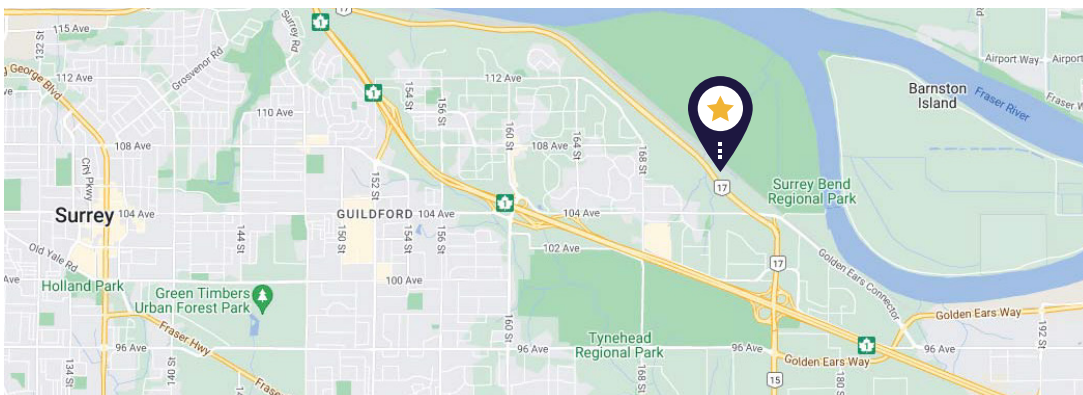
I-P (2) (Industrial Park 2)
Offers the most flexible industrial/
business park zoning in the
Fraser Valley.

UNIT SIZE

Main Floor 2,745 SF
Mezzanine 800 SF

Total Area 3,545 SF

LOCATION MAP



UNIT FEATURES

The subject unit is located within a 12 unit strata warehouse which was built in 2007/2008.

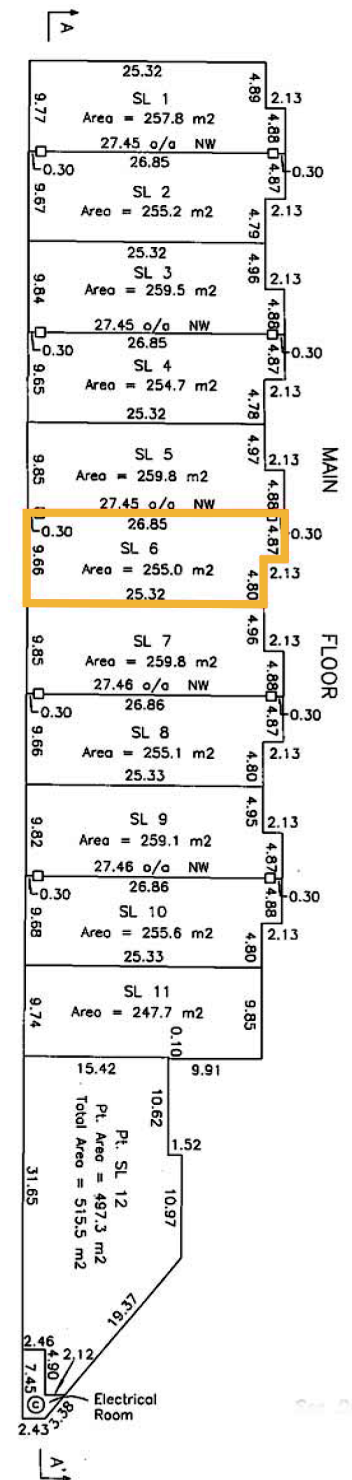
- Front office
- Structural steel mezzanine
- Handicap accessible washroom
- 60 Amp electrical service at 600 Volts, stepped down
- 3 reserved parking stalls
- 22' clear ceilings
- Electric baseboard heat in office areas & gas-fired heater in warehouse
- Concrete tilt-up design
- 12' x 14' overhead door
- Extensive windows/glazing
- Excellent Highway access

LEASE RATE

\$18.00 PSF

ADDITIONAL RENT

\$6.18 PSF



FOR MORE INFORMATION, PLEASE CONTACT:

KARLY MACRAE

Senior Associate
+1 604 640 5872
karly.macrae@cushwake.com

ADAM UNGEMACH

Associate
+1 604 608 5921
adam.ungemach@cushwake.com

SEAN UNGEMACH

Executive Vice Chair
+1 604 640 5823
sean.ungemach@cushwake.com

