



FOR LEASE

Unit 2 - 5674 192nd Street

Surrey, BC



BRAND NEW CLOVERDALE BUILDING 9,830 SF AVAILABLE

Modern Warehouse with High Exposure Along 192nd Street

New Home of City Wide Produce

Jot Mattu

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

Kevin Volz

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



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OPPORTUNITY

To lease a brand new state-of-the-art warehouse with custom office finishing and high visibility. The subject property is nearby the Willowbrook shopping region located near Highway 10/56th Avenue/the Langley ByPass, Fraser Highway and 200th Street.

CONSTRUCTION

Quality insulated concrete tilt-up construction

DESIGN FEATURES

Attractive, functional design with offices to be custom built in the front of the unit and loading in the rear.

CEILING HEIGHT

32' clear

LOADING

One (1) electric, insulated, dock level loading door and one (1) insulated grade level loading door

ELECTRICAL

200 Amps, 3 phase electrical service

SPRINKLERS

ESFR sprinkler system

WAREHOUSE HEATING

Forced air natural gas heating; ceiling fans

WAREHOUSE LIGHTING

High efficiency LED

FLOOR LOAD CAPACITY

500 lbs per SF

ZONING

IL (Light Impact) industrial zoning permits a wide array of light industrial uses with ancillary office and some commercial applications.

DELIVERY

Q3 2025

NET RENT

Contact listing agents for net rental rate

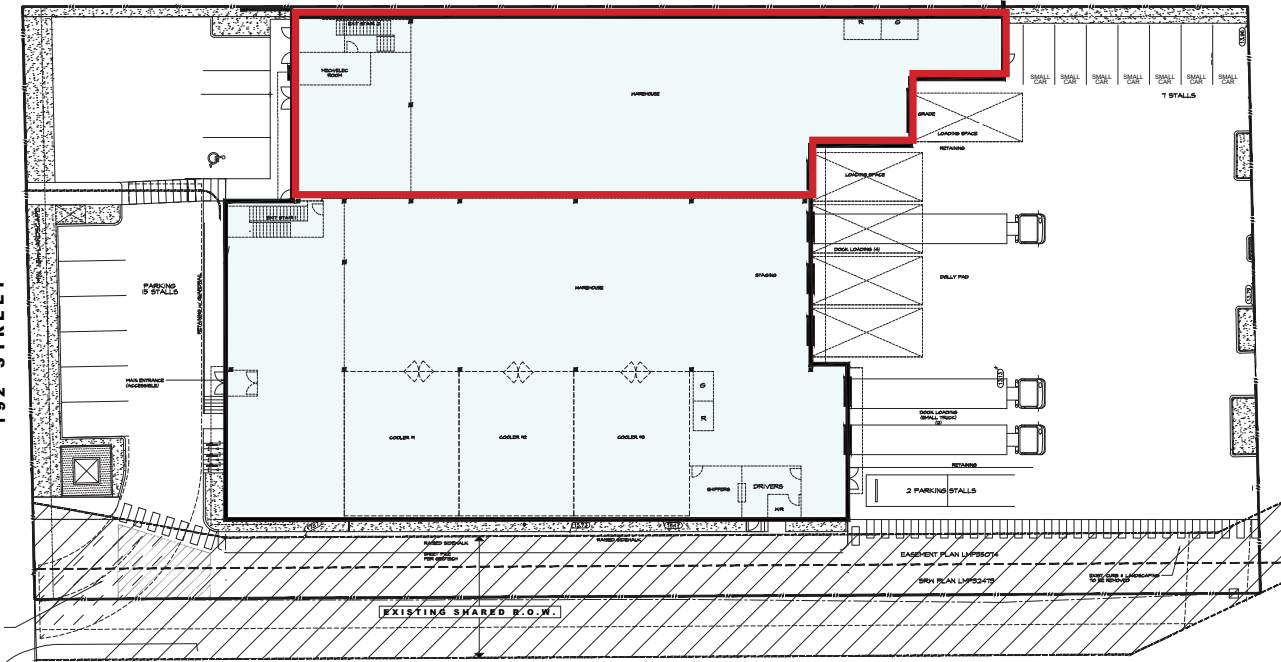
ADDITIONAL RENT (2025)

Approximately \$7.00 PSF, per annum, plus GST



MODERN WAREHOUSE WITH HIGH EXPOSURE
ALONG 192ND STREET

UNIT 2 | 9,830 SF | Dock & Grade Loading | 32' Clear Ceilings



AVAILABLE AREA - UNIT 2

Main Floor Warehouse	8,235 SF
Mezzanine Floor	1,595 SF
Total Available Area	9,830 SF

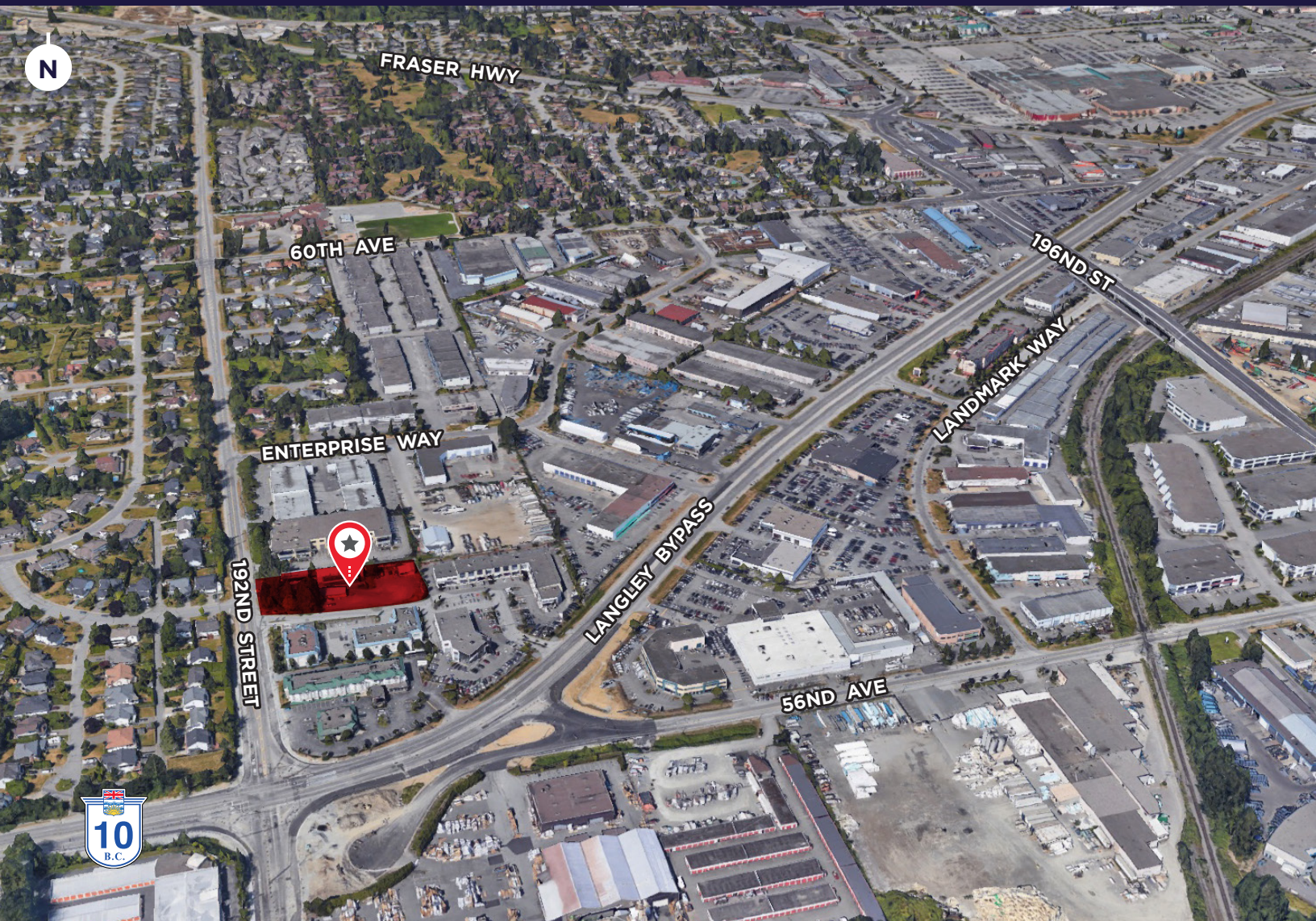




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DRIVE TIMES

- Highway 1 15 minutes
- South Fraser Perimeter Road 30 minutes
- Burnaby 30 minutes
- Downtown Vancouver 45 minutes
- USA Border 25 minutes
- Vancouver Airport (YVR) 45 minutes

For more information, please contact:

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