

FOR LEASE

## UNIT 4

19257 ENTERPRISE WAY  
SURREY, BC



2,720 SF Strata Unit  
with Grade Loading and  
Outside Storage Area



# PROPERTY INFORMATION

The property is located on Enterprise Way just one block east of 192nd Street. Enterprise Way lies on the fringe of Langley City, and is in close proximity to an array of amenities. The property offers easy access to 192nd Street, the Langley Bypass, Highway #10, and Fraser Highway.

## SALIENT DETAILS

PID	017-546-818
Size	Warehouse 1,214 SF Office 626 SF Mezz 880 SF <hr/> Total 2,720 SF
Loading	1 grade door (12' x 14')
Power	225 amp, 120/208 volt 3-phase
Ceiling Height	19' clear
Zoning	IL-Light Impact Industrial
Base Rent	\$19.50 PSF
Additional Rent	\$9.75 PSF (2025)
Occupancy	Immediate

## FEATURES

- Concrete block construction
- Front office, rear grade loading
- 3-Phase power
- Gas fired radiant tube heating
- 2 Washrooms
- Reception and open plan office area plus private office
- Excess yard storage/additional parking at rear
- 3 dedicated parking stalls

Warehouse



Main Floor Office



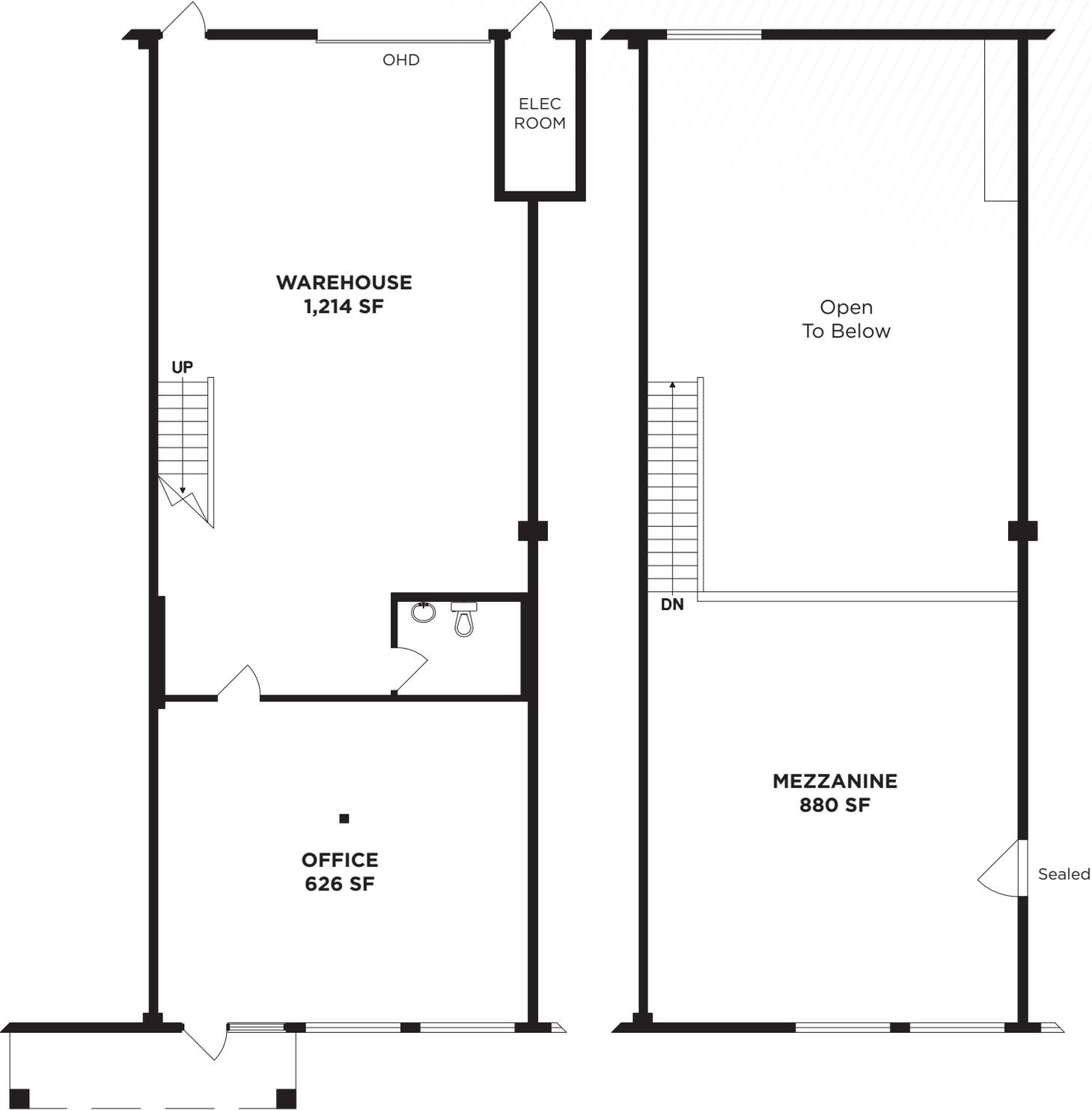
Second Floor Office



Rear Loading



# FLOOR PLANS



**FOR MORE INFORMATION, PLEASE CONTACT:**

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