

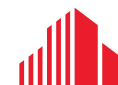


newTech BEVERAGE
SYSTEMS
L.T.D.

FOR SALE | 7,016 SF AVAILABLE

UNIT 205 – 9485 189TH STREET

SURREY, BC



**CUSHMAN &
WAKEFIELD**

UNIT 205 – 9485 189TH STREET

SURREY, BC

AVAILABLE AREA

Warehouse	4,347 SF
Main Floor Office	1,328 SF

Total Main Floor Area	5,675 SF
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Mezzanine Office	504 SF
Mezzanine Storage	837 SF

Total Mezzanine Floor Area	1,341 SF
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Total Available Area	7,016 SF
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*measurements and configurations are to be confirmed



UNIT 205 - 9485 189TH STREET

SURREY, BC

PROPERTY FEATURES

- Built in 2007 (approx.)
- Concrete tilt-up construction
- Fully sprinklered
- 600 Volts, 100 Amps 3-phase electrical service (purchaser to confirm)
- Security system & security bars
- Seven (7) designated parking stalls, some visitor parking, and one (1) loading stall
- Fluorescent lighting
- Generous truck maneuvering space
- Warehouse area
 - Two (2) washrooms
 - Radiant tube heating
 - One (1) front grade loading door
 - One (1) rear grade loading door
 - Two (2) rear dock loading doors
 - Ceiling fans
 - Approximately 22'5" clear ceilings
- Main Floor Office
 - HVAC system
 - Laminate flooring
 - Fluorescent lighting
 - Private offices and showroom
- Mezzanine Floor Office
 - Air-conditioning
 - Carpet
 - Fluorescent lighting
 - Boardroom & private office
- Mezzanine Storage

STRATA FEES

\$799.00 per month

ASKING SALE PRICE

\$3,950,000

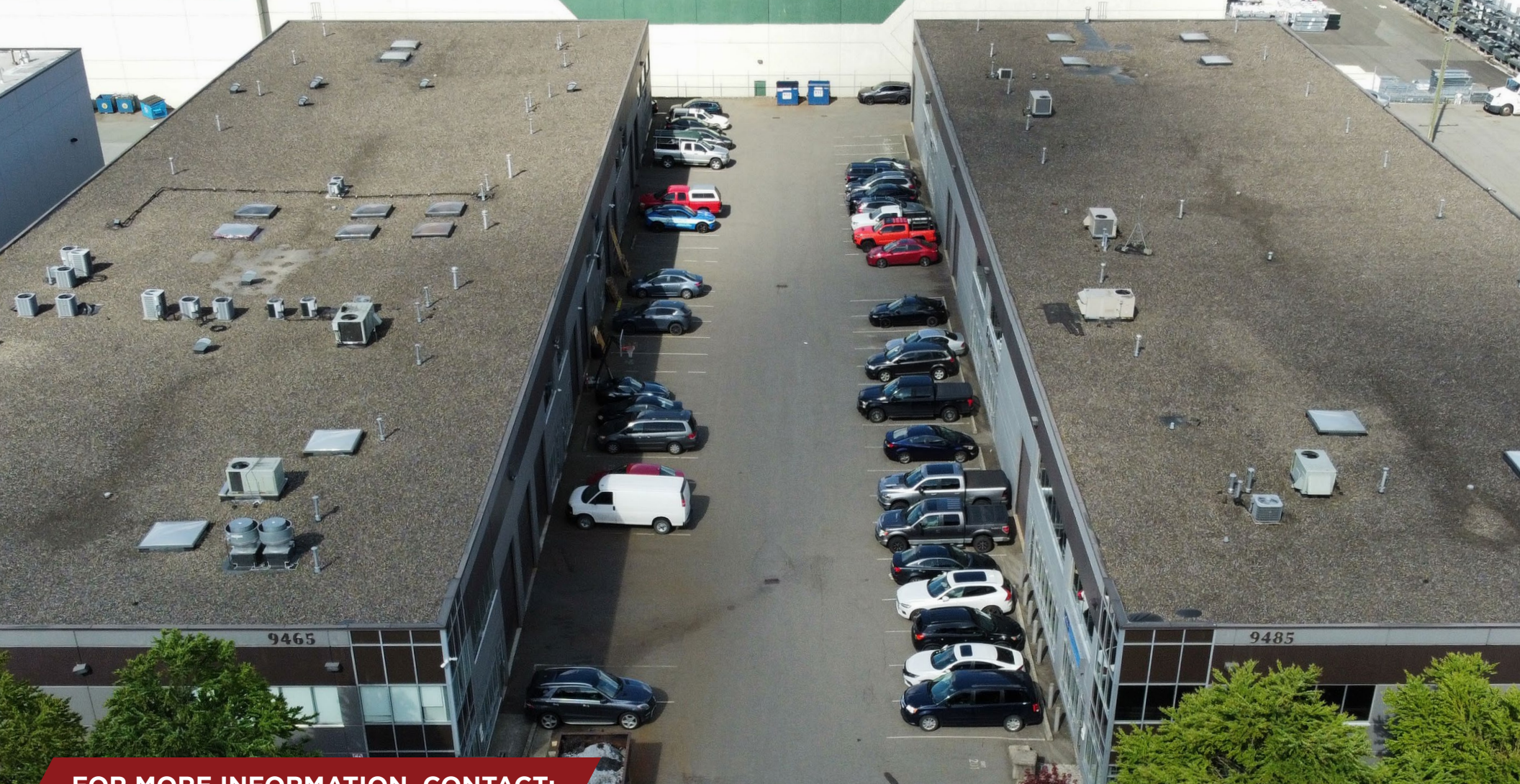
PROPERTY TAXES (2025)

\$28,911.00

AVAILABILITY

Approximately 60 days





FOR MORE INFORMATION, CONTACT:

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