

FOR LEASE

UNIT 203

18428 53rd AVENUE

SURREY, BC



KEVIN VOLZ

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

ERIC RICE

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5877
eric.rice@cushwake.com

RICK DHANDA

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

FOR LEASE

UNIT 203 18428 53rd AVENUE SURREY, BC



LOCATION

The subject property is located in the Cloverdale industrial area, on the corner of 184th Street and 53rd Avenue, directly south of Highway 10 (56th Avenue) in Surrey. This location has excellent access to major transportation routes including Highway 10 / 56th Avenue / Langley Bypass and the US Border via Highway 15 / 176th Street.

The neighbourhood is blocks away from the Kwantlen University College Trades and Technology Centre directly to the west, and minutes from Cloverdale and Langley Business Centres. Amenities are abundant in nearby downtown Cloverdale as well as Willowbrook Shopping Centre located five minutes to the east (along Highway 10).

ZONING

I-L (Light Impact) Industrial, allowing for a wide variety of distribution, warehousing, servicing and manufacturing uses. Consult exclusive listing agent for a copy of the zoning bylaws.

BUILDING FEATURES

- Concrete tilt-up construction (2006)
- Fully sprinklered
- Fluorescent lighting
- One (1) boardroom
- Multiple private offices
- Two (2) washrooms
- Radiant tube heating in the warehouse
- Kitchenette area with upper and lower cabinetry
- Approximately 10'7" - 23' ceilings in the warehouse
- One (1) 12' x 16' front grade loading door
- Two (2) designated parking spaces & street parking also available

AVAILABLE AREA

| | |
|-----------------------------|-----------------|
| Warehouse | 1,573 SF |
| Second Floor Office | 984 SF |
| Total Available Area | 2,557 SF |

BASIC RENT

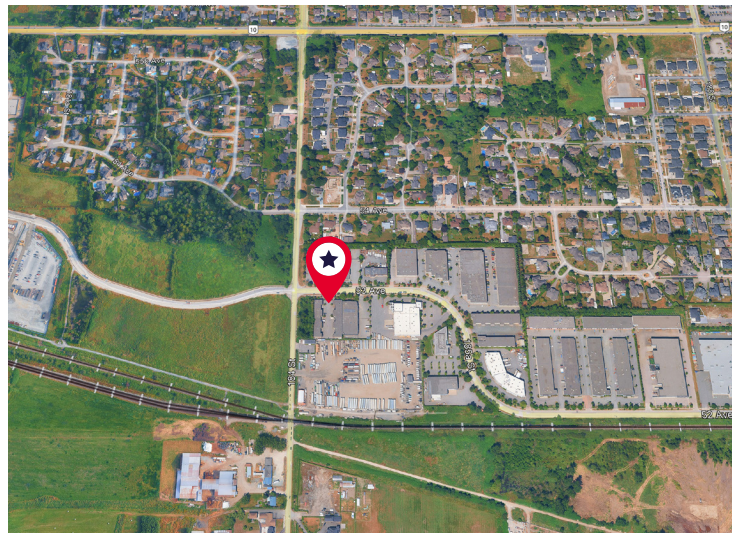
\$4,251.01 per month, net, plus GST

ADDITIONAL RENT (2026)

Estimated at approximately \$1,481.28 per month, plus GST

AVAILABILITY

April 1, 2026



KEVIN VOLZ

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

ERIC RICE

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5877
eric.rice@cushwake.com

RICK DHANDA

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

700 West Georgia Street, Suite 1200 / Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / cushmanwakefield.com

©2026 Cushman & Wakefield ULC. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS AND/OR OMISSIONS.