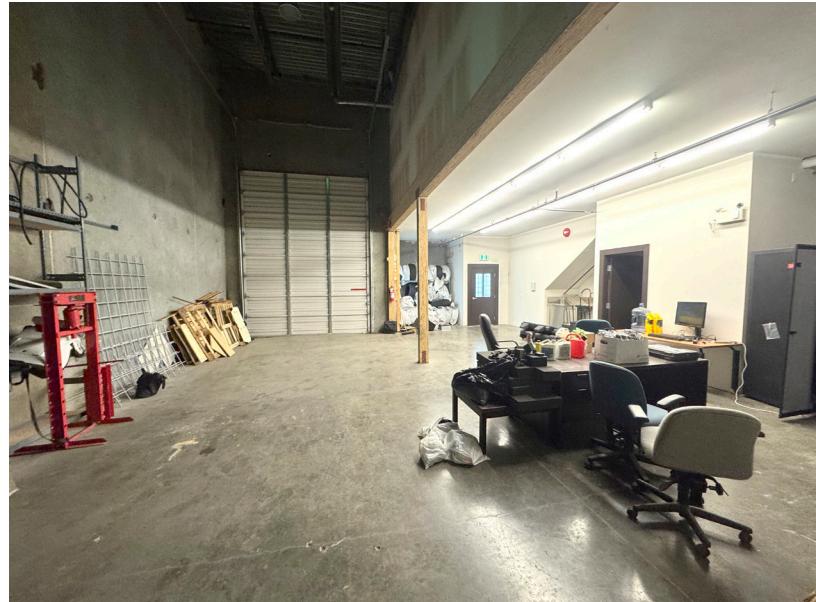


FOR LEASE

UNIT 203
18428 53rd AVENUE
SURREY, BC



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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



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