

UNITS 101-104 8952 HOLT ROAD

SURREY, BC

FRONT UNIT FOR SUBLEASE



14,024 SF AVAILABLE



UNITS 101-104

8952 HOLT ROAD

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LOCATION

The subject property is located off of Scott Road and 88th Avenue, adjacent to BC Hydro and the Pacific Press properties. Excellent access is provided to Scott Road, 88th Avenue, Nordel Way, the Pattullo and the Alex Fraser Bridges. Excellent access is provided to Scott Road, 88th Avenue, Nordel Way, the Pattullo and the Alex Fraser Bridges.

BUILDING FEATURES

- Concrete tilt-up construction
- Multi-tenant complex
- Fully Sprinklered
- Metal halide lighting
- Forced air gas warehouse heaters
- Min 23' ceilings in warehouse
- Covered dock loading with levelers
- Grade loading
- On-site parking
- Professionally managed by Canreal Management Corporation

ZONING

I-L (Light Impact Industrial)

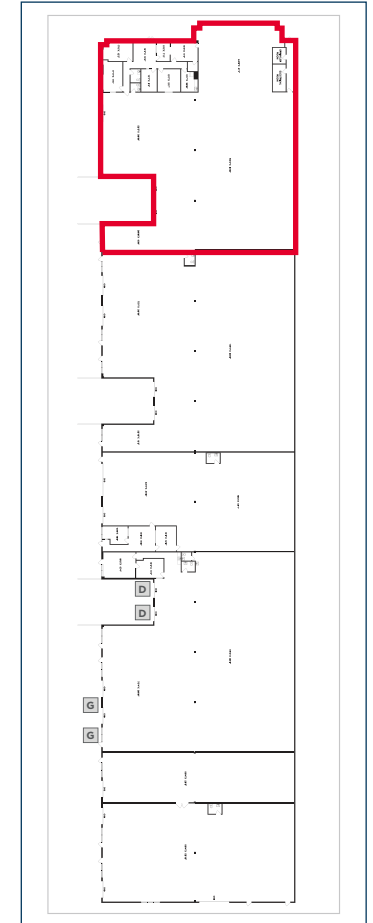
Allows for a wide range of light industrial uses such as manufacturing, warehousing, distribution and storage uses.

BASIC LEASE RATE

\$18.95 PSF, net, per annum, plus GST

ADDITIONAL RENT (2026)

Estimated at \$6.05 PSF, per annum & 5% management fee (on basic rent), plus GST



UNIT	WAREHOUSE AREA	OFFICE AREA	TOTAL AREA	LOADING DOORS	COMMENTS
101 - 104	12,100 SF	1,924 SF	14,024 SF	2 Grade & 2 Dock	Available immediately

FOR MORE INFORMATION, PLEASE CONTACT:

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