FOR LEASE

UNIT 5-7
19257 ENTERPRISE WAY
SURREY, BC



1,828 - 6,885 SF Units with Grade Loading Available Individually or Contiguously

CUSHMAN & WAKEFIELD

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.

AVAILABLE UNITS

UNIT 5	Warehouse:	1,370 SF
	Office:	458 SF
	Mezzanine:	648 SF
	Total:	**2,476 SF**
UNIT 6	Warehouse:	1,865 SF
	Total:	**1,865 SF**
UNIT 7	Warehouse:	1,294 SF
	Office:	598 SF
	Mezzanine:	652 SF
	Total:	**2,544 SF**
UNITS 5-7*	Warehouse:	4,529 SF
	Office:	1,056 SF
	Mezzanine:	1,300 SF
	Total:	**6,885 SF**

**All units are connected internally via man doors, allowing for contiguous occupancy*

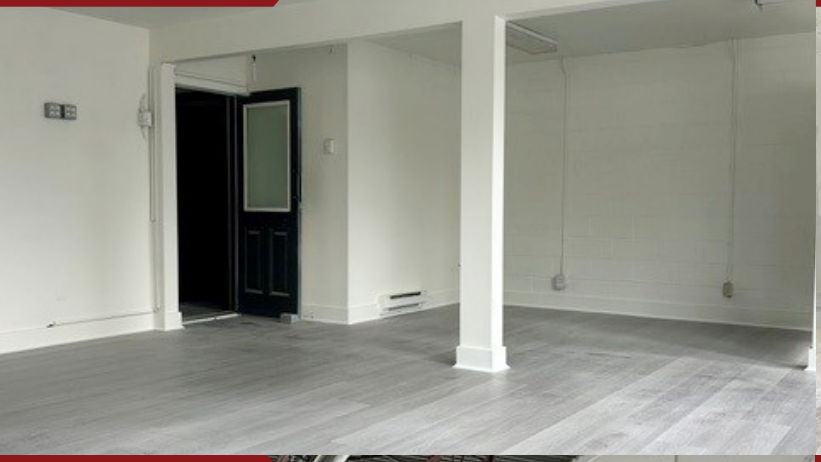
SALIENT DETAILS

Loading	1 grade door (12’ x 14’) per unit
Power	To be verified by Tenant
Ceiling Height	19’ clear
Zoning	IL-Light Impact Industrial
Occupancy	Immediate
Base Rent	Contact Listing Agent
Additional Rent	$8.45 PSF (2026) incl. strata fees

FEATURES

- Concrete block construction
- Front open plan office, rear grade loading per unit
- 3-phase power
- Gas fired radiant tube heating
- 1 washroom per unit
- Reception and open plan office area
- Generous loading court
- 3 dedicated parking stalls per unit with additional parking at the rear.

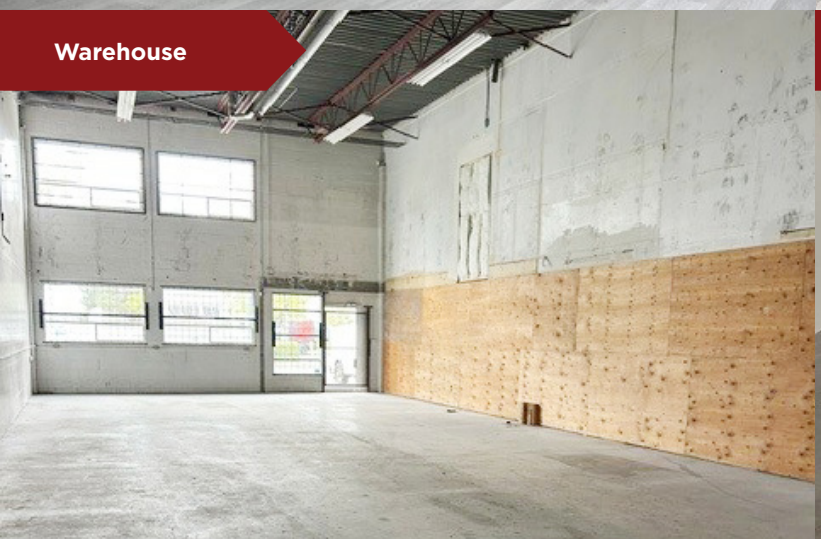
Main Floor



Warehouse



Warehouse

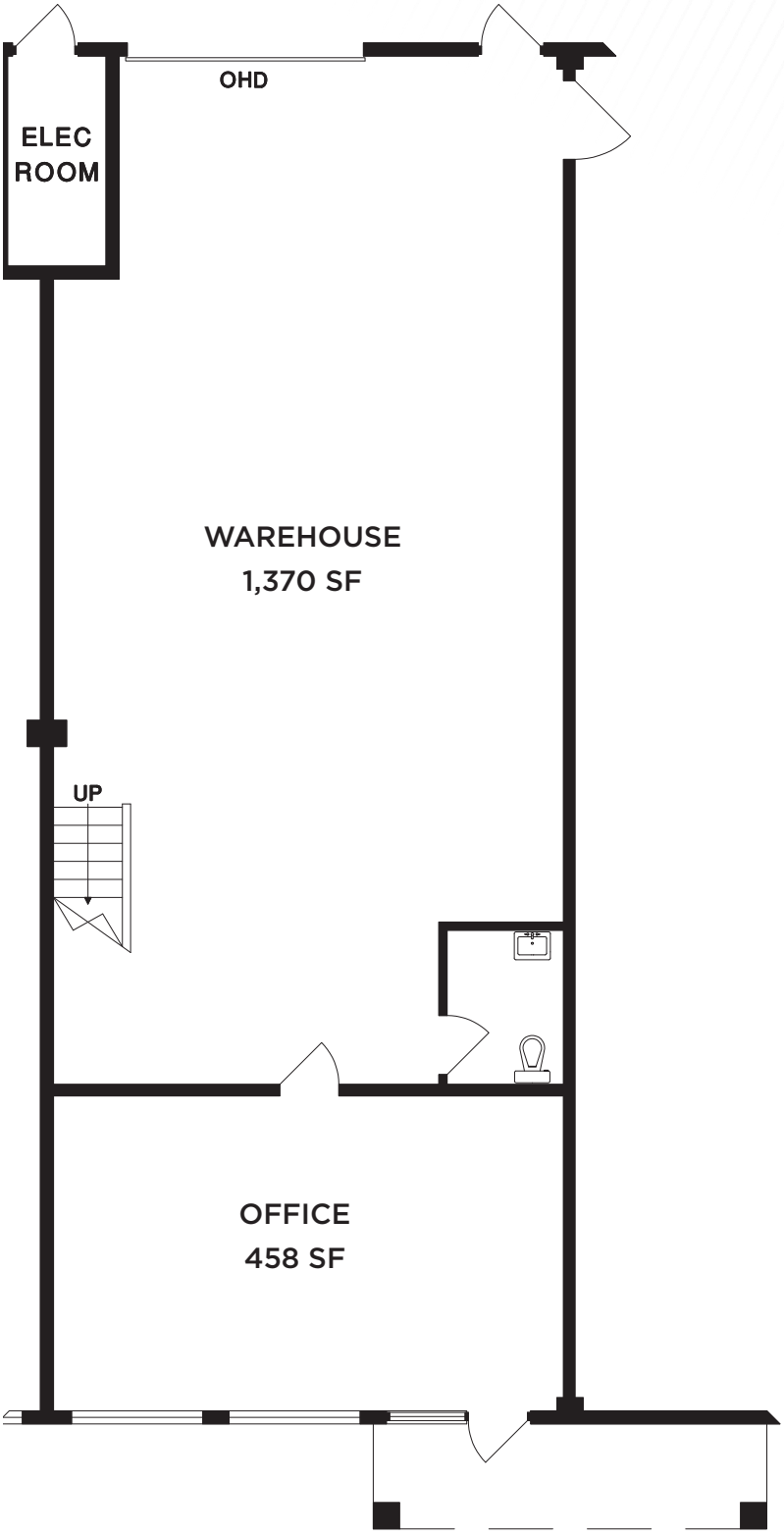


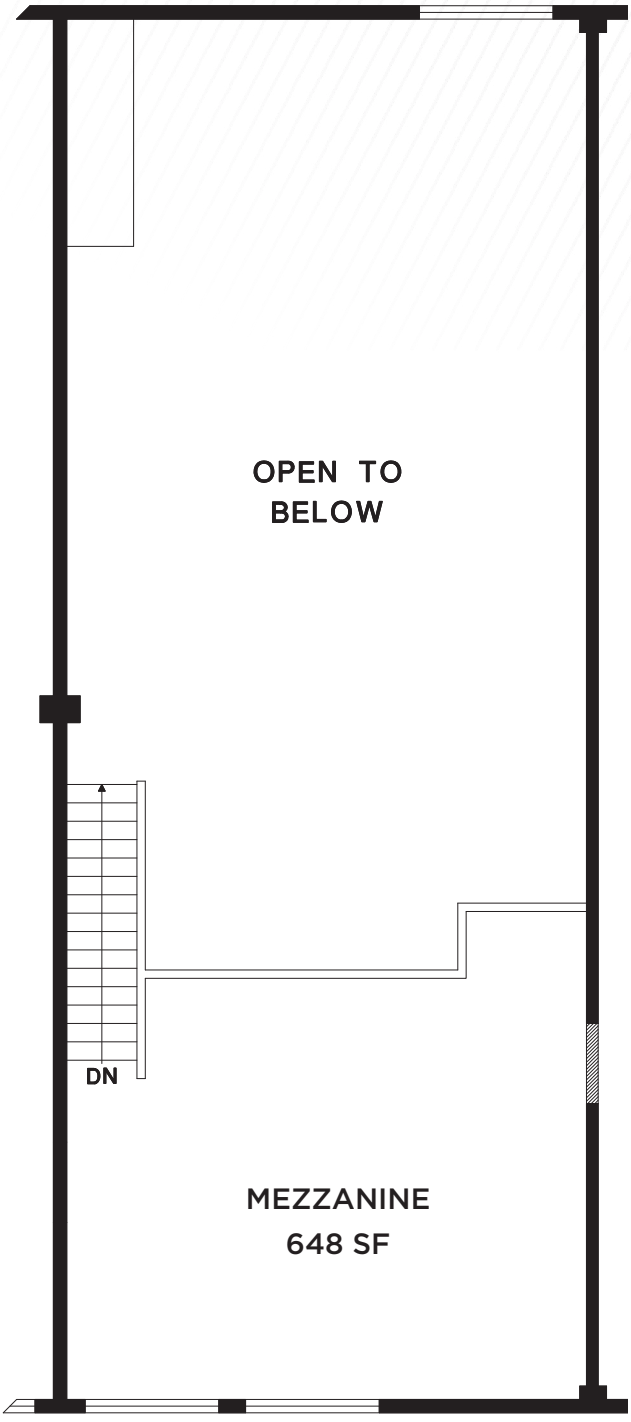
Rear Loading



FLOOR PLANS

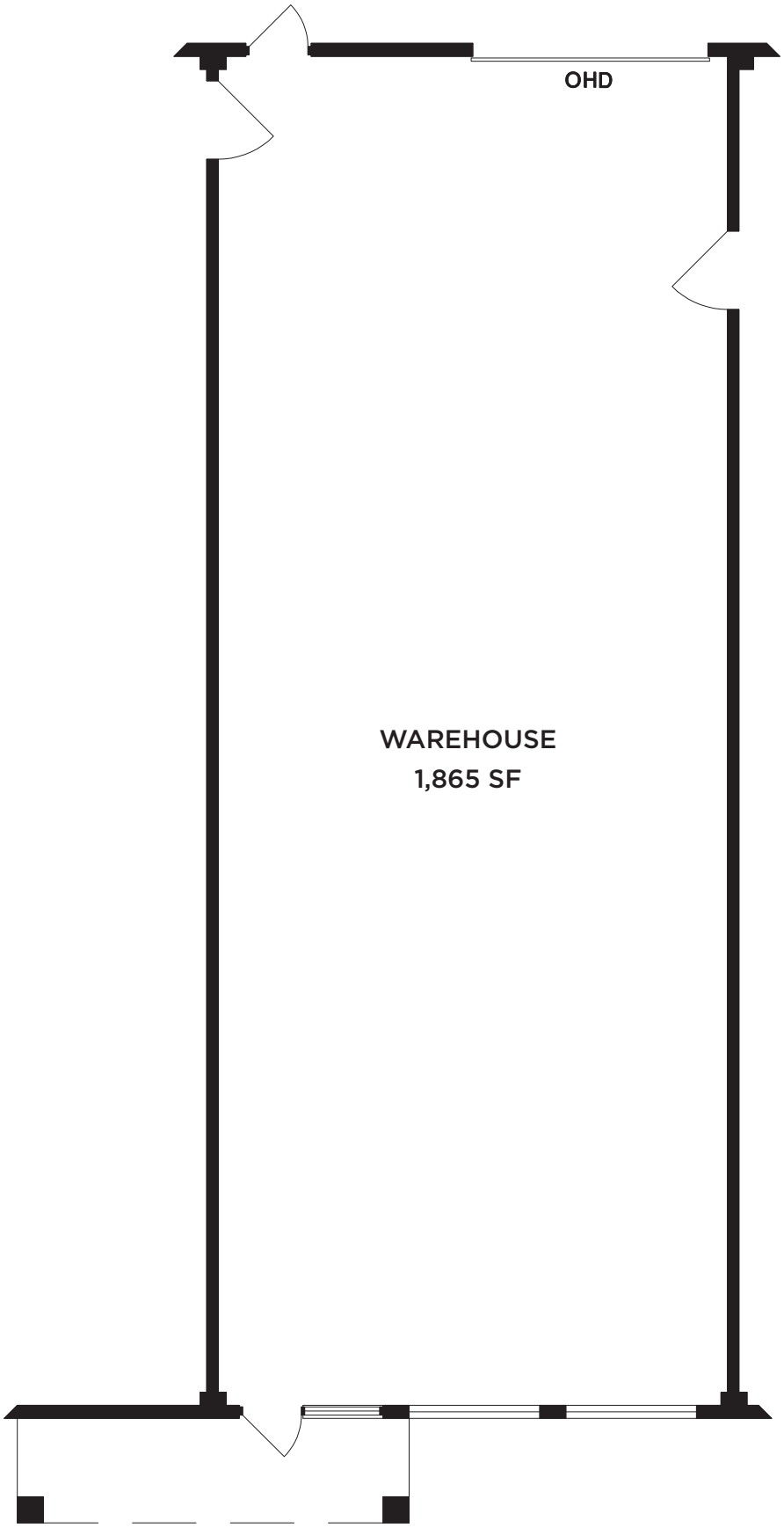
UNIT 5





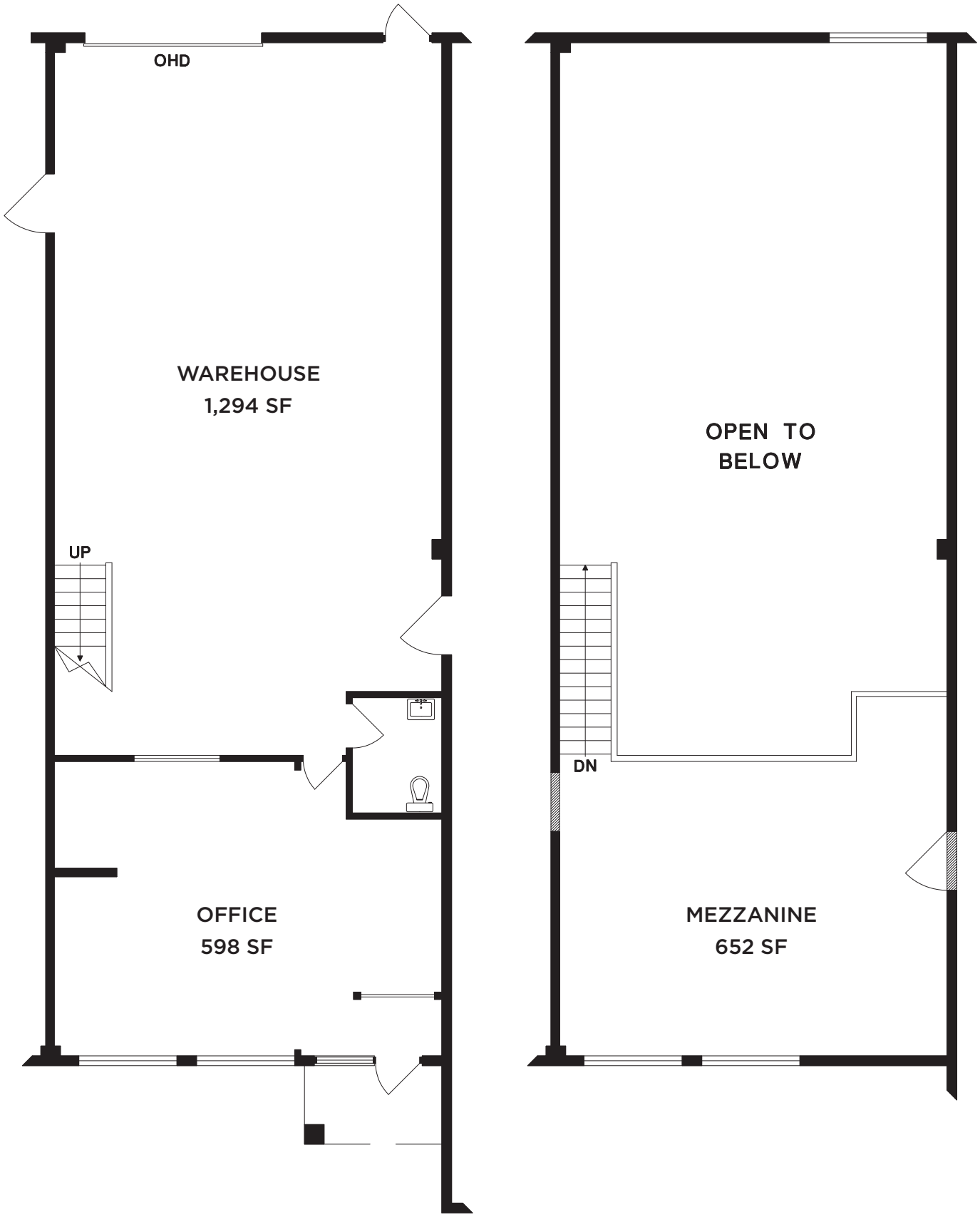
FLOOR PLANS

UNIT 6



FLOOR PLANS

UNIT 7



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