



## FOR LEASE

Unit 104 - 19181 34A Avenue  
Surrey, BC

### Warehouse in Campbell Heights

- » 28' Clear Ceiling Heights
- » 10' x 12' Grade Level Roll-Up Door
- » Three (3) Reserved Parking Stalls
- » Exposure to 192 Street

**UPDESH GREWAL**  
Personal Real Estate Corporation

**JAMIE SCHREDER**  
Personal Real Estate Corporation

**MAGNUS HEANEY**  
Commercial REALTOR®



## PROPERTY INFO

### RENTABLE AREA

Warehouse: 2,327 ft<sup>2</sup>  
 Mezzanine: 800 ft<sup>2</sup>  
 Total: 3,127 ft<sup>2</sup>

### BASIC RENT

\$21.50 / ft<sup>2</sup> / per annum

### ADDITIONAL RENT

\$8.06 / ft<sup>2</sup> / per annum

### EST. GROSS RENT

\$7,702.84 / month + GST

## ZONING

### CD (Bylaw 17146)

Intended to accommodate a wide range of light industrial uses.

## POWER SUPPLY

### 3-Phase / 250-AMP / 120/208 - Volt

\*Tenant to verify that power supply is accurate and sufficient for its intended use.



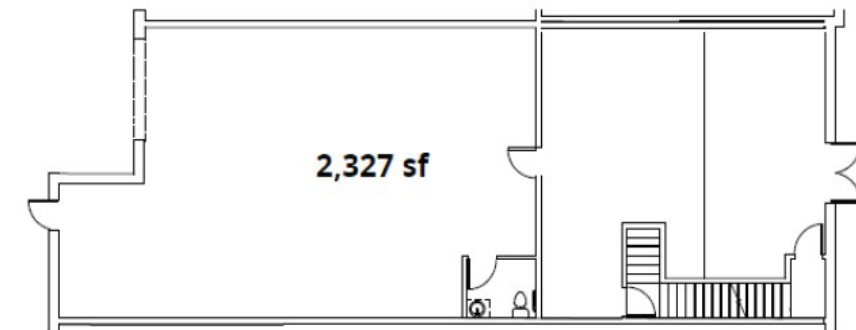
## 104 - 19181 34A Avenue (Surrey, BC)

This is a great opportunity to lease a small-bay warehouse unit in Campbell Heights. The unit is made up of 2,327 square feet of ground floor area and a 800 square feet mezzanine. The warehouse features 28' high ceilings, is accessible via one 10' x 12' grade level roll-up door, and has a 3-Phase / 250-AMP / 120/208-Volt power supply.

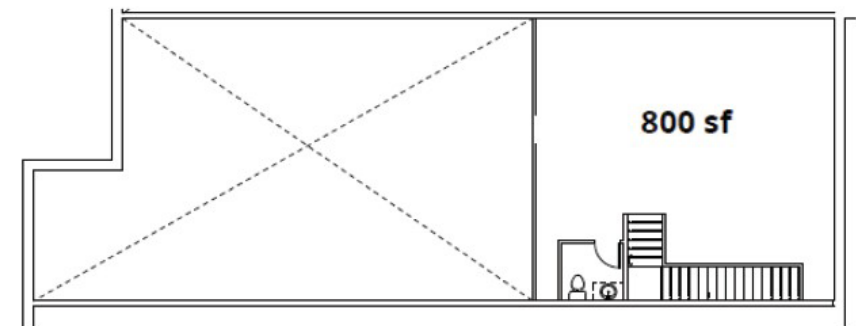
Zoning allows for a wide range of potential uses, however; please note this unit is not suitable for auto repair, auto detailing, or wood manufacturing businesses.

- » 28' High Ceilings
- » 10' x 12' Grade Level Roll-Up Door
- » Three (3) Reserved Parking Stalls

### GROUND FLOOR



### MEZZANINE



### FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



## DRIVE TIMES

CLOVERDALE	13 MINS
WHITE ROCK	20 MINS
DELTA	33 MINS
SURREY	38 MINS
BURNABY	39 MINS
MAPLE RIDGE	40 MINS
ABBOTSFORD	44 MINS

**JAMIE SCHREDER**  
Personal Real Estate Corporation

**UPDESH GREWAL**  
Personal Real Estate Corporation

**MAGNUS HEANEY**  
Commercial REALTOR®

**LORI NICOL**  
Unlicensed Assistant



604-530-0231

COMMERCIAL@SCHREDERS.CA

WWW.SCHREDERS.CA