

#40-13325 115th Ave
Surrey, B.C.

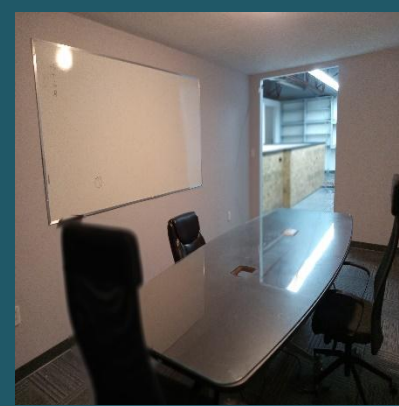
STRATA WAREHOUSE FOR LEASE



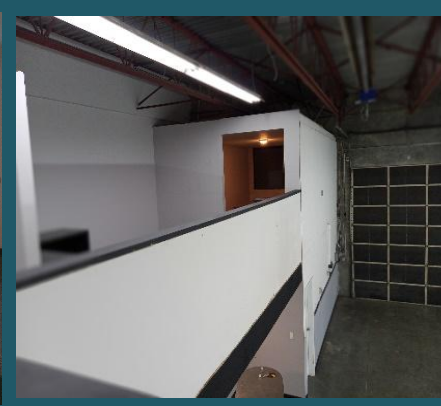
24 Hour Secured Access



Excellent Layout and Clean Space



Central Location in the Metro Vancouver Region



Bonus Mezzanine Space

FOR LEASE

Strata warehouse is located at 13325 115th Ave in the Bridgeview industrial area of Surrey BC. The offering consists of a two-story industrial strata unit strategically located in the East Bridgeview Industrial Park off Highway 17, in North Surrey.

The offering represents a great opportunity to locate your business in a fast and redeveloping area close to the main highway networks and centrally located in the Fraser Valley and Metro Vancouver regions.

LOCATION AND NEIGHBORHOOD HIGHLIGHTS

- Located in an established warehouse complex with arterial roads leading out to both Highway 17 between the Patullo Bridge and Port Mann Bridge and King George Boulevard and the new Riverview Bridge.
- The property's central location also offers ready access to public transportation including the Scott Road Skytrain Station a few km away and convenience to many businesses, offices, and services in this area.
- New and upcoming industrial developments in the area have recently revitalized this section of North Surrey and significantly increased vehicle traffic and infrastructure within the area.

WAREHOUSE FEATURES

- Two-story built in 1992;
- Gross main floor space area of 1,655 square feet;
- Concrete tilt up construction;
- Unit comprises front office space on main floor with updated vinyl flooring in the office, hallway and bathroom and a HVAC unit;
- Mezzanine, 754 sq. ft. with updated carpet and finished for a boardroom or more office or storage space as well as shelving and additional storage space;
- 1 washroom with updated fixtures as well as a shower and updated flooring;
- Additional ground floor space with new cabinets and sink with open concept;
- Heating provided via baseboard, HVAC and industrial roof mounted electric heater;
- 12 ft. x 14 ft. at grade loading bay door with 18 ft. ceiling height inside the unit;
- Built in metal vault room for fire-proof security or equipment;
- 3-Phase power;
- Parking: 4 designated parking stalls in front of unit, parking lot is wide enough to accommodate 40 ft. containers for shipping and receiving.

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS

#40 13325 115th Ave Surrey, BC

LEGAL DESCRIPTION

Strata Lot 40, Plan LMS521, Section 10, Range 2, New Westminster Land District

PARCEL IDENTIFIER

017-946-875

MAIN FLOOR UNIT SIZE

1,655 sq. ft.
153.6 m sq.

MEZZANINE SIZE

754 sq. ft.
70 m sq.

TOTAL SIZE

2409 sq. ft.
223.6 m sq.

*All measurements are approximate and are subject to verification by the purchaser

ZONING

IL (Light Industrial)

PARKING STALLS

4 stalls included

BASE RENT

\$25.00 sq. ft.

ADDITIONAL RENT

\$6.85 sq. ft.

TOTAL MONTHLY RENT

\$4,392.65 plus GST

For more information or viewing contact:

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