

Unit 101 & 102

For Lease

19158 94th Avenue

Surrey, BC

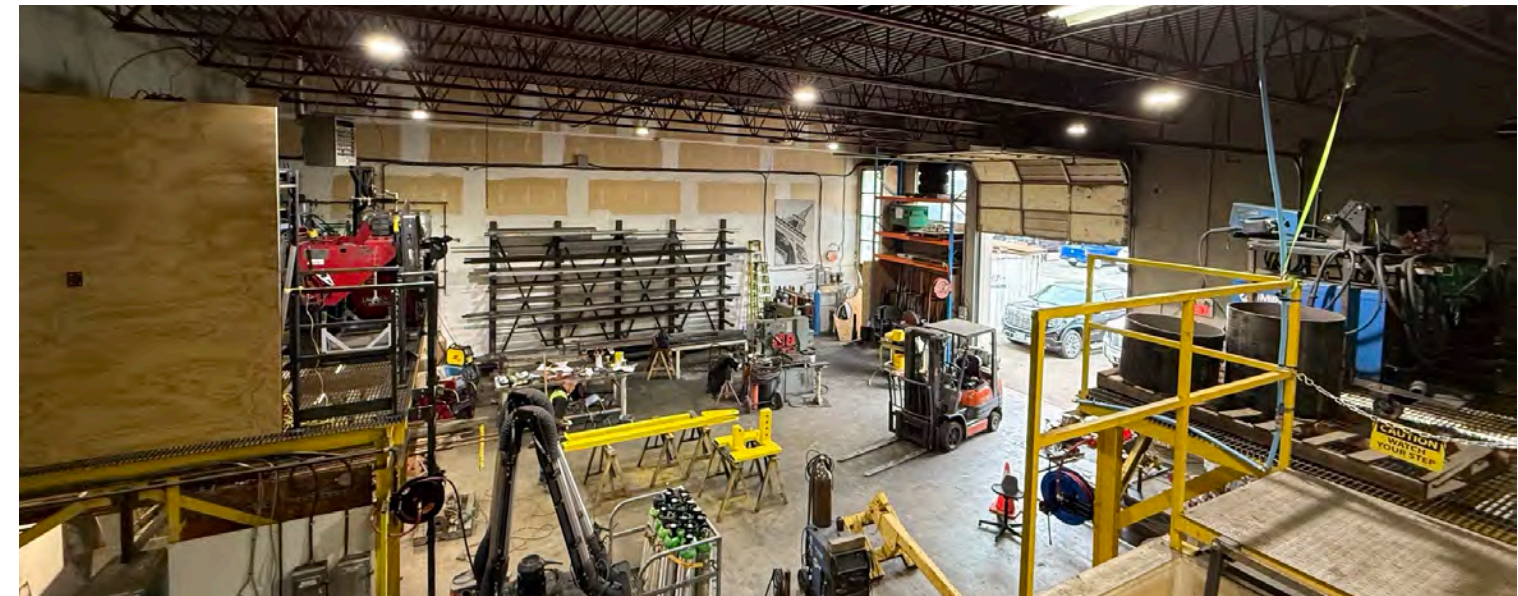
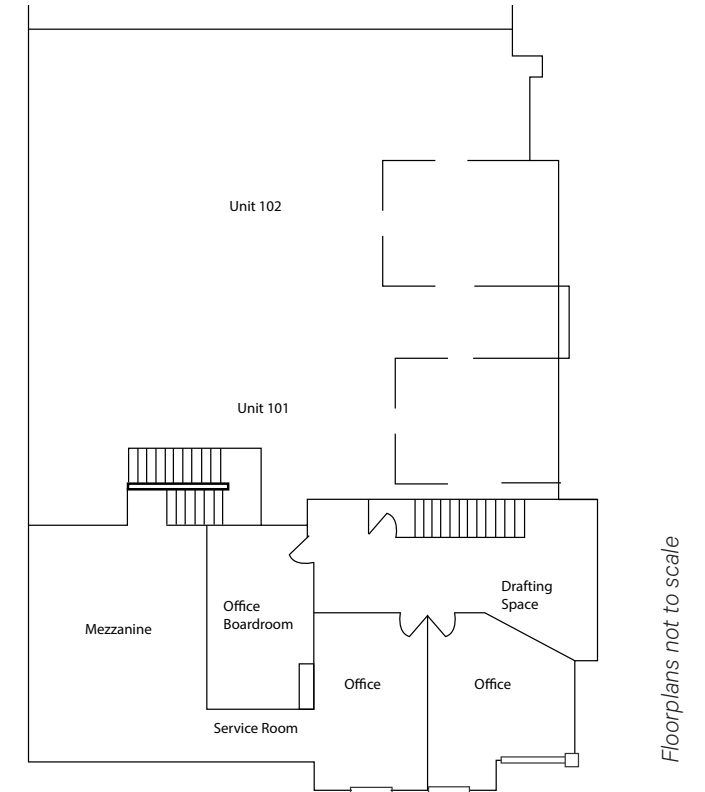
Corner Unit with Excellent Signage Opportunity in Port Kells



# Space Features

- » Corner unit
- » Exceptional signage opportunity
- » Compact office over 2 levels, including kitchen and lunchroom
- » Open, clean warehouse space
- » Heavy power supply - 600 Amps
- » Forced air gas heating

<b>Ground Floor Office</b>	600 SF
<b>Mezzanine Office</b>	1,000 SF
<b>Warehouse</b>	3,680 SF
	<i>(including 400 SF of mezzanine)</i>
<b>TOTAL</b>	<b>5,280 SF</b>



## Property Details



**Basic Rent**  
\$21.00 PSF



**Additional Rent**  
\$6.50 PSF  
*(inclusive of management fee)*



**Available Area**  
5,280 SF



**Availability**  
30-60 Days Notice



**Zoning**  
IL - Light Industrial



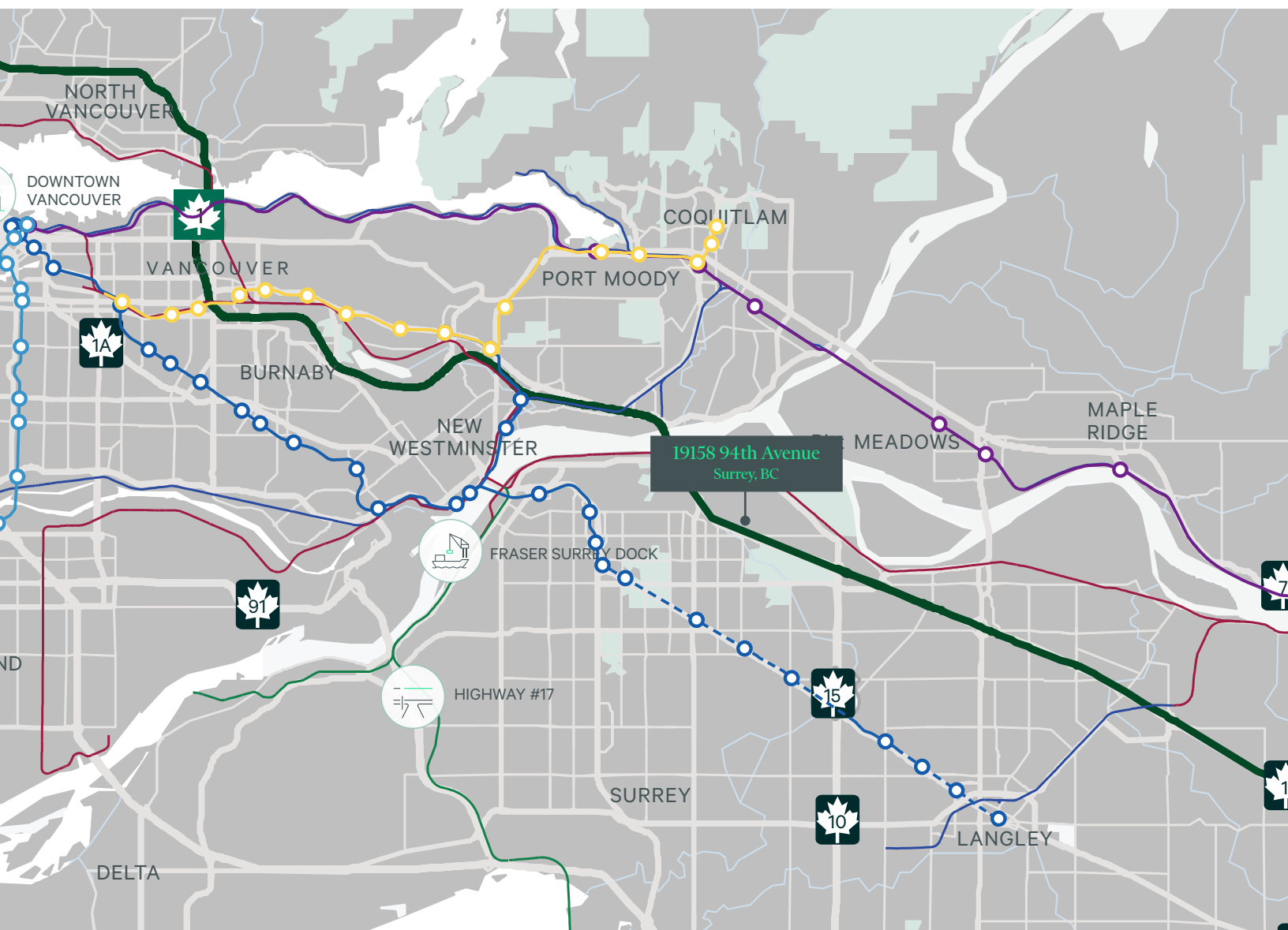
**Parking**  
6 Stalls



**Loading**  
2 Grade Level



**Ceiling Height**  
19' Clear



## Contact

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