



FOR LEASE

102 - 19331 Enterprise Way
Surrey, BC

Warehouse Strata Unit

- » Central Location
- » IL (Light Industrial) Zoning
- » Two Reserved Parking Stalls
- » Available August 1, 2026

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office:	140 ft ²
Warehouse:	1,241 ft ²
Mezzanine:	344 ft ²
Total:	1,725 ft ²

BASIC RENT (GROUND LEVEL)

\$16.50/ ft² / per annum

BASIC RENT (MEZZANINE)

\$8.00/ ft² / per annum

ADDITIONAL RENT

\$7.65/ ft² / per annum

EST. GROSS RENT

\$3,227.19/ month + GST

7% management fee applies to basic rent

ZONING

IL (Light Impact Industrial)

Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.



102 - 19331 Enterprise Way (Surrey, BC)

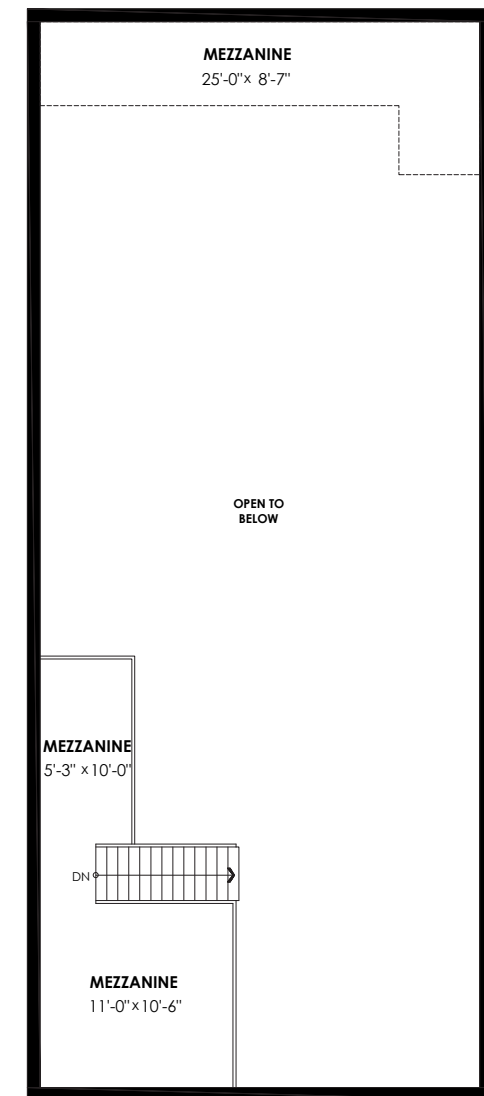
Centrally located in Cloverdale this 1,725 square foot industrial strata unit has a 140 square foot office with a mezzanine above. The 1,241 square foot warehouse is accessible via one 12' x 14' grade level roll-up door and features 21'6" clear ceiling height and a 3-Phase / 100-AMP / 240-Volt power supply. The unit comes with two reserved parking stalls and there is plenty of street parking just steps away.

IL (Light Impact Industrial) zoning allows for a wide range of potential uses, however; please note that automotive, manufacturing, and food processing uses are not permitted.

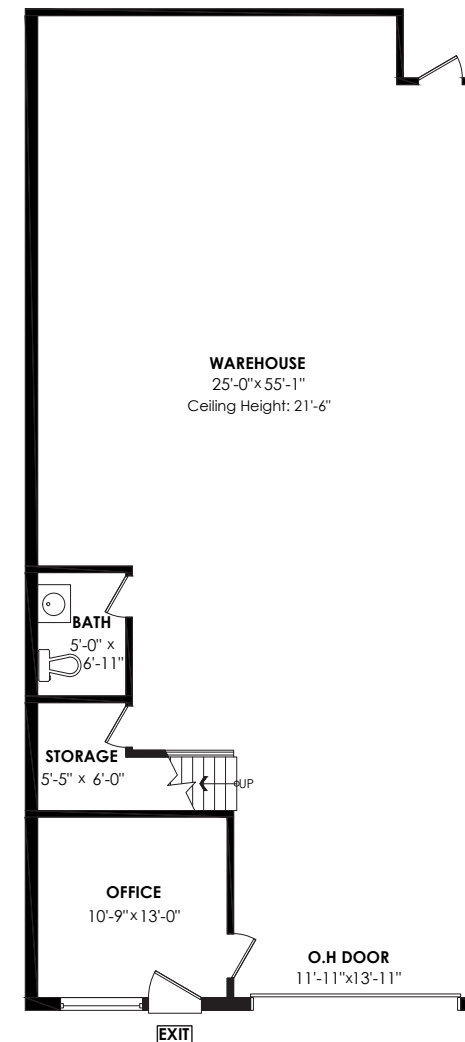
- » IL (Light Industrial) Zoning
- » Two Reserved Parking Stalls
- » Available August 1, 2026

FLOORPLAN & MEASUREMENTS

Mezzanine Floor Plan
Floor Area: 344sq.ft.



Main Floor Plan
Floor Area: 1,381sq.ft.



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



DRIVE TIMES

LANGLEY	8 MINS
WHITE ROCK	25 MINS
MAPLE RIDGE	30 MINS
SURREY	33 MINS
DELTA	34 MINS
BURNABY	34 MINS
ABBOTSFORD	36 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