

**AVISON
YOUNG**

For Lease

**12294 104 Avenue
Surrey, BC**



Opportunity to lease 3,166 sf or 7,794 sf of warehouse and office area with heavy power and overhead crane and small yard area

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12294 104 Avenue

Surrey, BC

Property details

AVAILABILITY

February 2023

SIZE

Unit	101	104
Warehouse	6,790 sf	2,593 sf
Office area*	1,004 sf	573 sf
Total	7,794 sf	3,166 sf

*Up to an additional 2,000 sf office space available

LEASE RATE

Buildings \$14.00 psf

TAXES & OPERATING COSTS

\$4.50 psf (Estimated 2021)



Location

Located in the South Westminster Industrial area of Surrey, the property is ideally situated just few short blocks to the South Fraser Highway (Highway 17) providing easy access to Highway 1, Delta Port, and the Canadian/USA border.

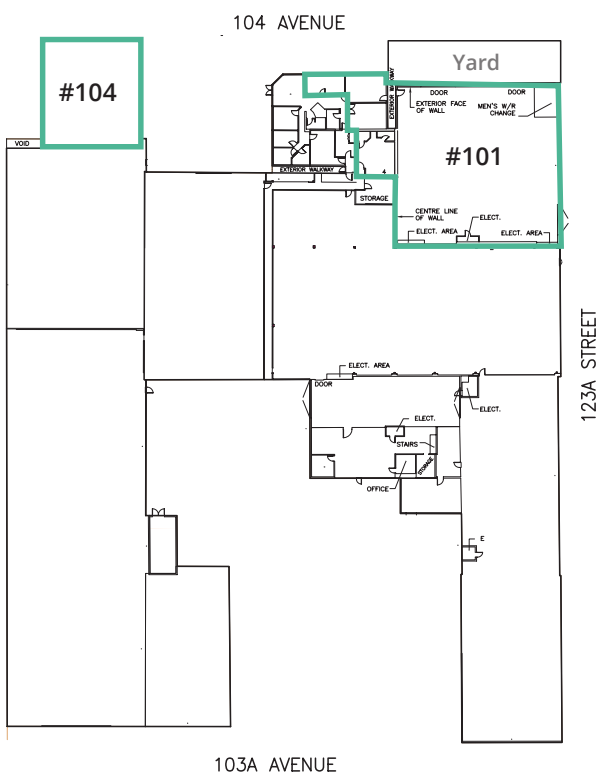
Zoning

I-L(1) allows for a wide variety of warehouse, manufacturing and other related uses.

Property features

- Heavy three phase power
- Grade level loading doors
- Overhead craneway
- 16'-24' ceiling heights
- LED Lighting
- Small paved fenced yard area

Floor plan



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