

**AVISON
YOUNG**

For Lease

12147 103A Avenue

Surrey, BC

RATE REDUCED



Opportunity to lease 16,320 sf of building
with yard area

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Property details

BUILDING SIZE

16,320 sf

SITE SIZE

2.32 acres

ZONING

IL-1 (Light Impact Industrial 1) allowing for a wide range of industrial uses, including manufacturing, distribution with outside storage as well as selected office uses.

TAXES AND OPERATING (ESTIMATED 2025)

\$4.50 psf

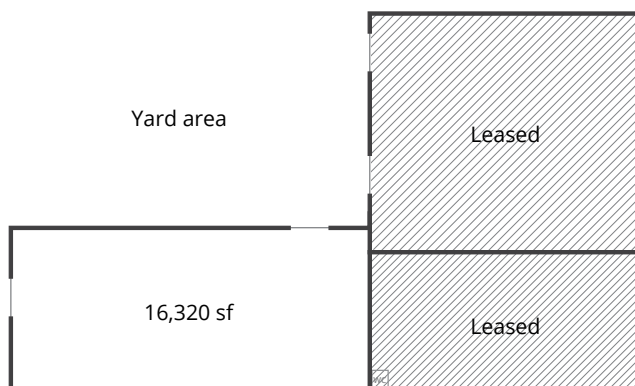
LEASE RATE

\$14.50 psf

AVAILABILITY

In 30 days

Floorplan



Opportunity

To lease 16,320 sf with a shared paved and fenced yard area. This newly renovated property is ideal for manufacturing that requires heavy power and outside storage.

Location

Located one block west of Scott Road and 103A Avenue. This location provides easy access to all parts of the Lower Mainland via Hwy 17 with excellent transportation links to the Trans-Canada Highway, U.S. Border, Vancouver's downtown core and Vancouver International Airport.

Property features



New exterior cladding



New LED lighting



Two (2) grade level loading doors



Paved yard area



Gas fired heat (warehouse area)



Fully sprinklered building



Heavy 3 phase 600 volt/600 amp main electrical service



Air lines



Dust collection system



Fenced

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

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