

FOR LEASE

Unit 1 - 19510 55 Avenue
Surrey, BC

Industrial Strata Unit

- » Centrally Located
- » 12' X 14' Grade Level Roll-Up Door
- » Three Reserved Parking Stalls
- » 20' Ceiling Height

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Warehouse:	974 ft ²
Office:	1,579 ft ²
Mezzanine:	482 ft ²
Total:	3,035 ft ²

BASIC RENT

\$19.50/ ft² / per annum

ADDITIONAL RENT

\$8.04 / ft² / per annum

EST. GROSS RENT

\$6,965.33 / month + GST

ZONING

IL (Light Impact Industrial)

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



Unit 1 - 19510 55 Avenue (Surrey, BC)

Centrally located in Cloverdale; this 3,035 square foot end cap strata unit features 974 square feet of ground floor warehouse area with a 482 square foot mezzanine, 609 square feet of ground floor office/retail area, and 970 square feet of well-appointed second floor office space. The warehouse offers 20' clear ceiling height accessible via a 12' x 14' grade level roll-up door and 3-Phase, 100-AMP, 240-Volt power supply. There are four parking stalls allocated to the unit and enough room for one or two more vehicles behind the unit's rear loading door.

IL (Light Impact Industrial) zoning allows for a wide range of potential uses, and the space is available immediately.

- » Centrally Located
- » Three Reserved Parking Stalls
- » 3-Phase, 100-AMP, 240-Volt Power Supply



SCHREDER BROTHERS REAL ESTATE GROUP

info@schreders.ca www.schreders.ca
604-530-0231

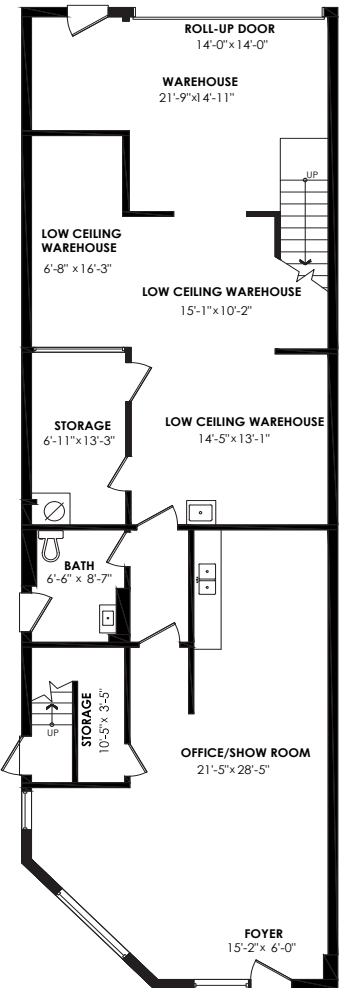


1-19510 55 Avenue, Surrey

Main Floor Office:	609 sq. ft.
Main Floor Warehouse:	974 sq. ft.
Mezzanine Floor:	482 sq. ft.
Upper Floor Office:	970 sq. ft.
Total Area:	3,035 sq. ft.

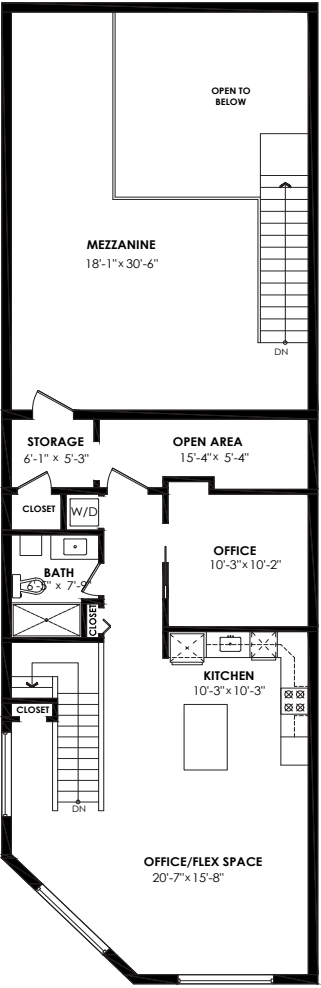
Main Floor Plan

Floor Area: 1583 sq.ft.
Ceiling Height: 7'-11"



Upper Floor Plan

Floor Area: 1452 sq.ft.
Ceiling Height: 13'-7"



FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

CLOVERDALE	14 MINS
WHITE ROCK	31 MINS
MAPLE RIDGE	40 MINS
DELTA	42 MINS
BURNABY	43 MINS
SURREY	45 MINS
ABBOTSFORD	45 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