

FOR SUBLEASE

UNIT 101 / 5433 152ND STREET SURREY, BC



FOR SUBLEASE

UNIT 101 / 5433 152ND STREET SURREY, BC

THE PROPERTY

5433 152nd Street is prominently positioned on a high-visibility corner within Surrey's prestigious Colebrook Business Centre. Offering exceptional street exposure along one of the region's most trafficked corridors.

This first-class unit is ideally suited for distribution, wholesale, and retail operations. Existing end-cap showroom has plenty of natural light and dock loading.

Newly built and professionally maintained, 5433 152nd Street presents a rare opportunity to anchor your business in a modern, high-profile address.

AVAILABLE AREA - UNIT 101

Unit 101 / Warehouse: 7,702 SF

PROPERTY HIGHLIGHTS

- Store front entrance
- 1 private office
- Men's and Women's handicap accessible washrooms
- Fully sprinklered
- Well-lit warehouse with walls and ceiling painted white
- 200 amp 347/600V 3-phase electrical service
- Two (2) dock doors with levelers
- 5 parking stalls
- First class building maintenance
- IT and janitors room
- 25' clear height
- Open kitchen plan
- Ample natural light
- Appealing building design with attractive window glazing

ZONING

IB (Business Park Zone), allows variety of light industrial uses plus wholesale with related retail uses and office.

ASKING NET LEASE RATE

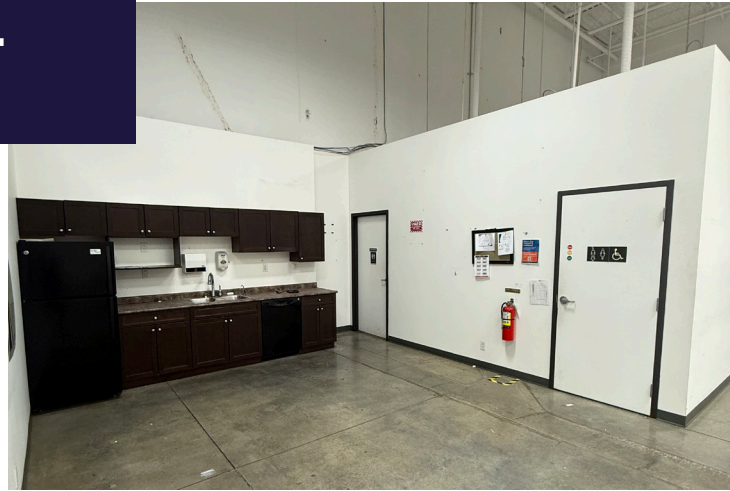
Contact listing agents

ADDITIONAL RENT

Estimated at approximately \$8.13 per square foot, per annum, plus GST

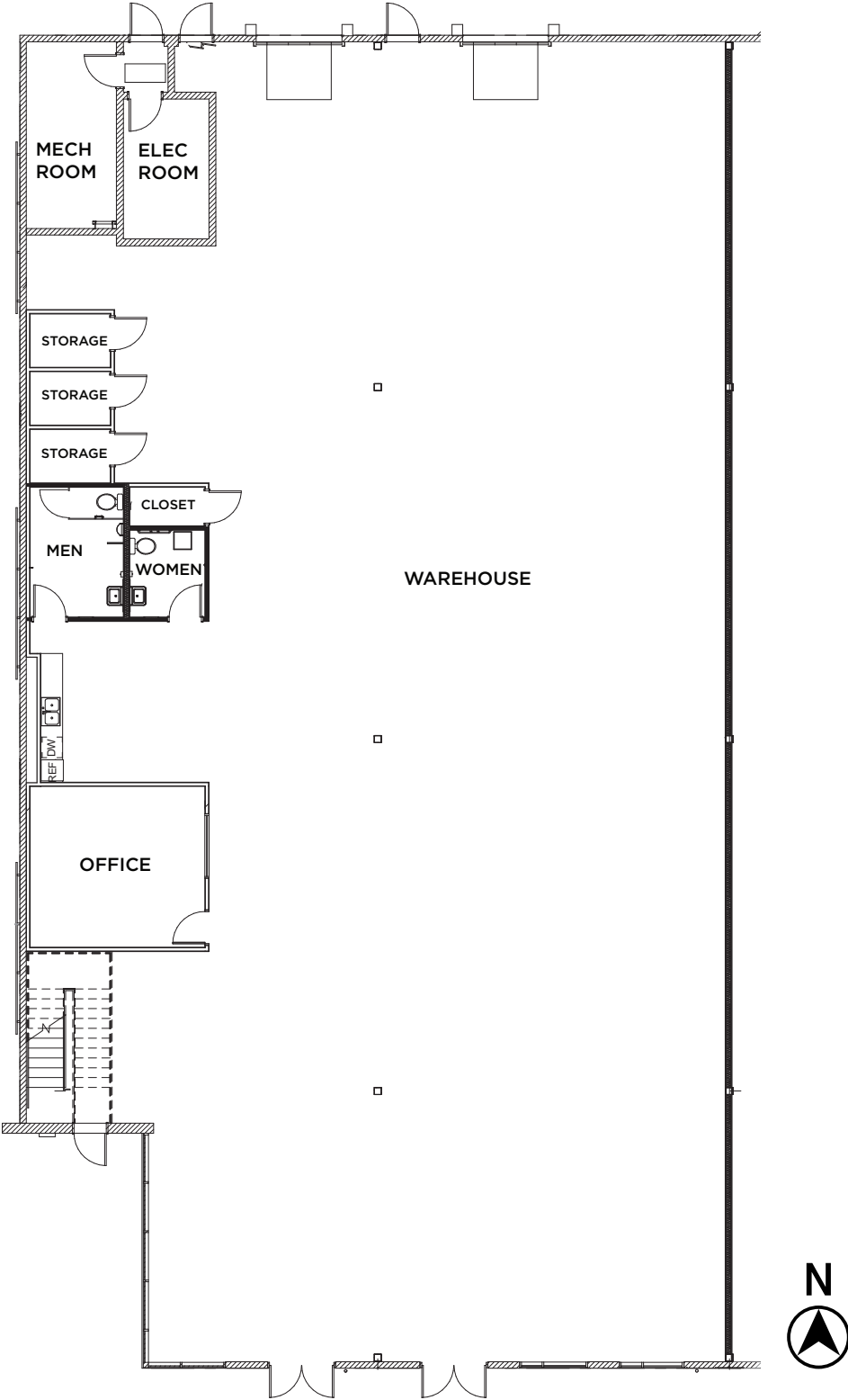
AVAILABILITY

Immediate



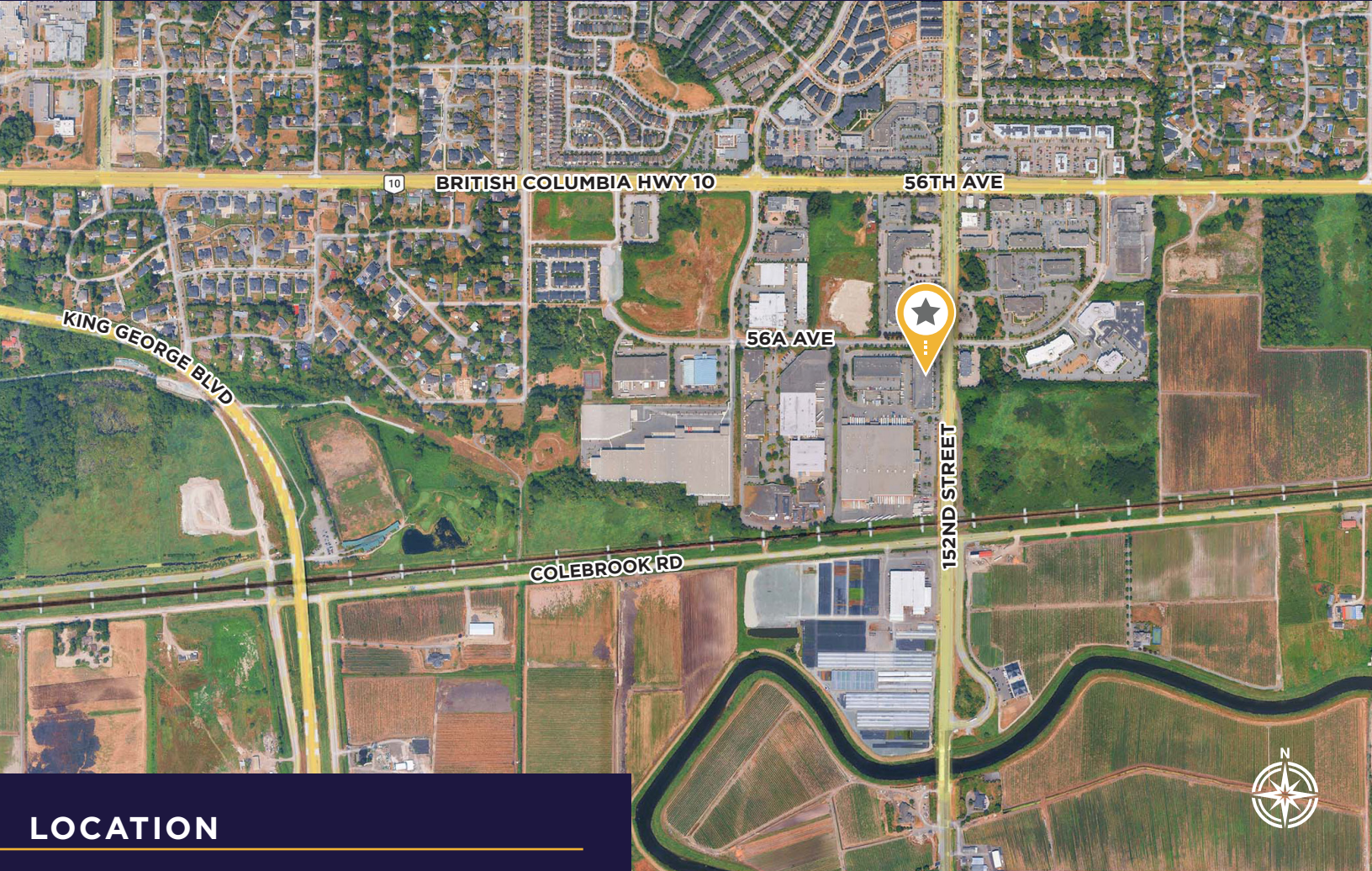
FLOORPLAN

UNIT 101 | 7,702 SF



FOR SUBLEASE

UNIT 101 / 5433 152ND STREET SURREY, BC



LOCATION

Located in the heart of Surrey, the unit is positioned at 152nd Street and 54A Avenue, one of the area's most well-traveled commercial corridors. It is close proximity to all major transportation routes to Highways 91/99, 176th Street, Metro Vancouver and to the Canada/U.S. border.

ADAM UNGEMACH

Associate

+1 604 608 5921

adam.ungemach@cushwake.com

KARLY MACRAE

Senior Associate

+1 604 640 5872

karly.macrae@cushwake.com

700 West Georgia Street, Suite 1200 | Vancouver, BC V7Y 1A1 cushmanwakefield.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-205784_v3