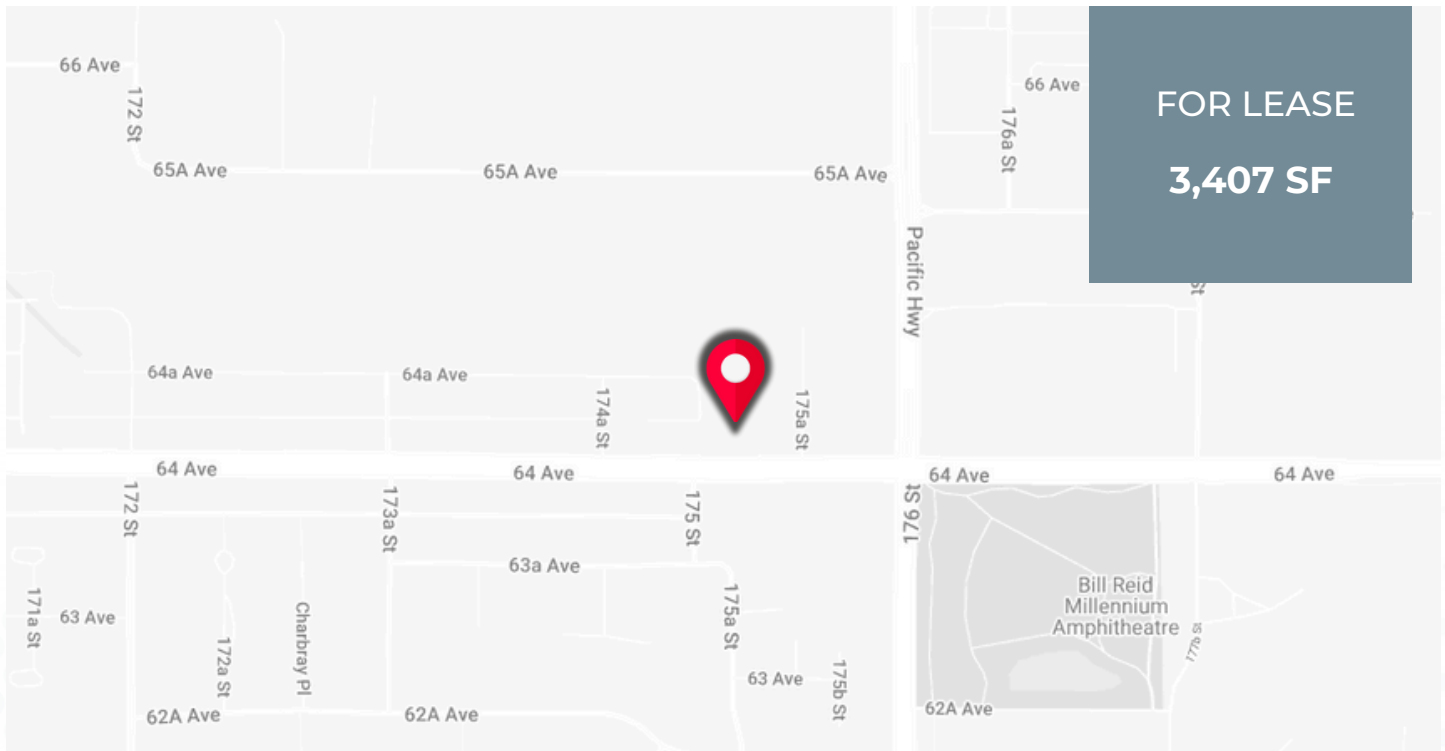


SURREY, BC, V3S 1Y8



## Walk, Bike, or Drive

Steps from Hwy 15 with quick access to Hwy 1, Hwy 10, Fraser Hwy, bike trails, and a short walk to Cloverdale's Fairgrounds. Walk, bike, or drive- endless possibilities!

## Exceptional Opportunity

Centrally located in Cloverdale, this 3,407 SF industrial unit includes a 1,107 SF mezzanine and is zoned CD, allowing for multiple light industrial uses.

## Associate

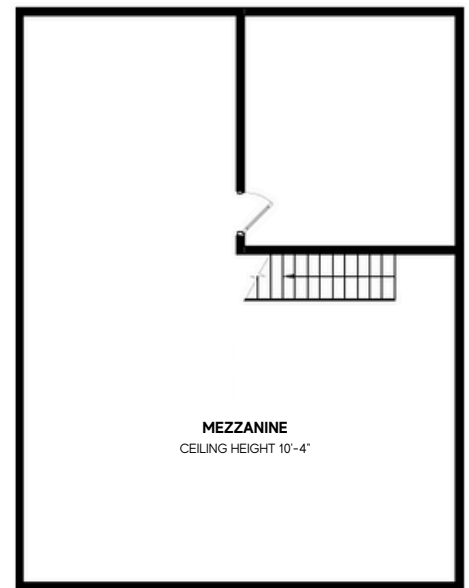
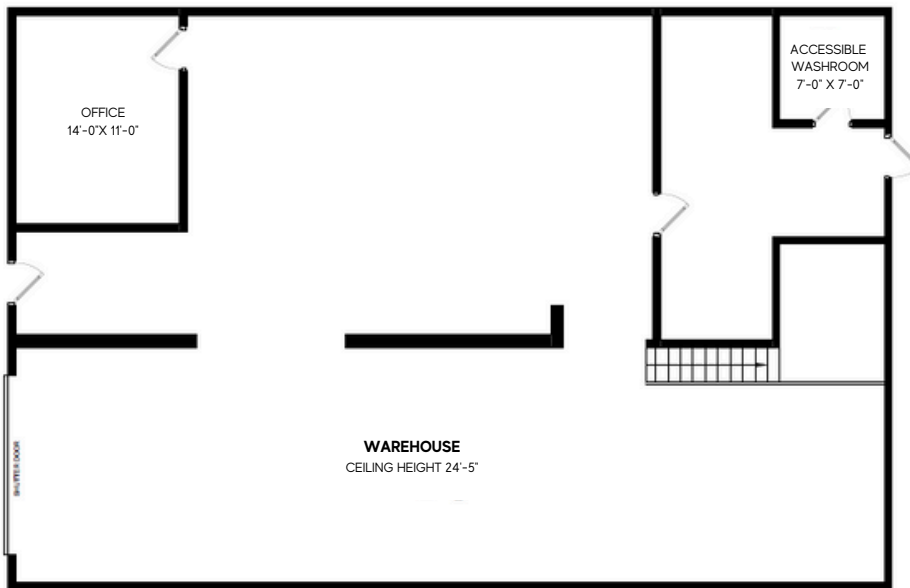
## Investment Sales & Leasing

604.897.4652

j.gill@pivotwestcommercial.ca

[www.pivotwestcommercial.ca](http://www.pivotwestcommercial.ca)





<b>TOTAL SIZE</b>	3,407 SF (Warehouse 2,300 SF est.)
<b>MONTHLY RENT (Est.)</b>	\$6,337.08/mth + GST
<b>Net Rent (psf)</b>	\$20.00/sf
<b>Additional Rent (psf)</b>	\$8.25/sf
<b>BUILDING</b>	Built 2005
<b>ZONING</b>	CD - Comprehensive Development IL- Light Impact Industrial
<b>CONDITION</b>	Great
<b>WALK/BIKE SCORE</b>	70 /Very Walkable

#### DESCRIPTION OF LANDS

PID: 026-054-736

LEGAL: LOT A SECTION 18 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP13397

Separate Offices  
Grade-Level Loading  
100 AMP/ 3 PHS