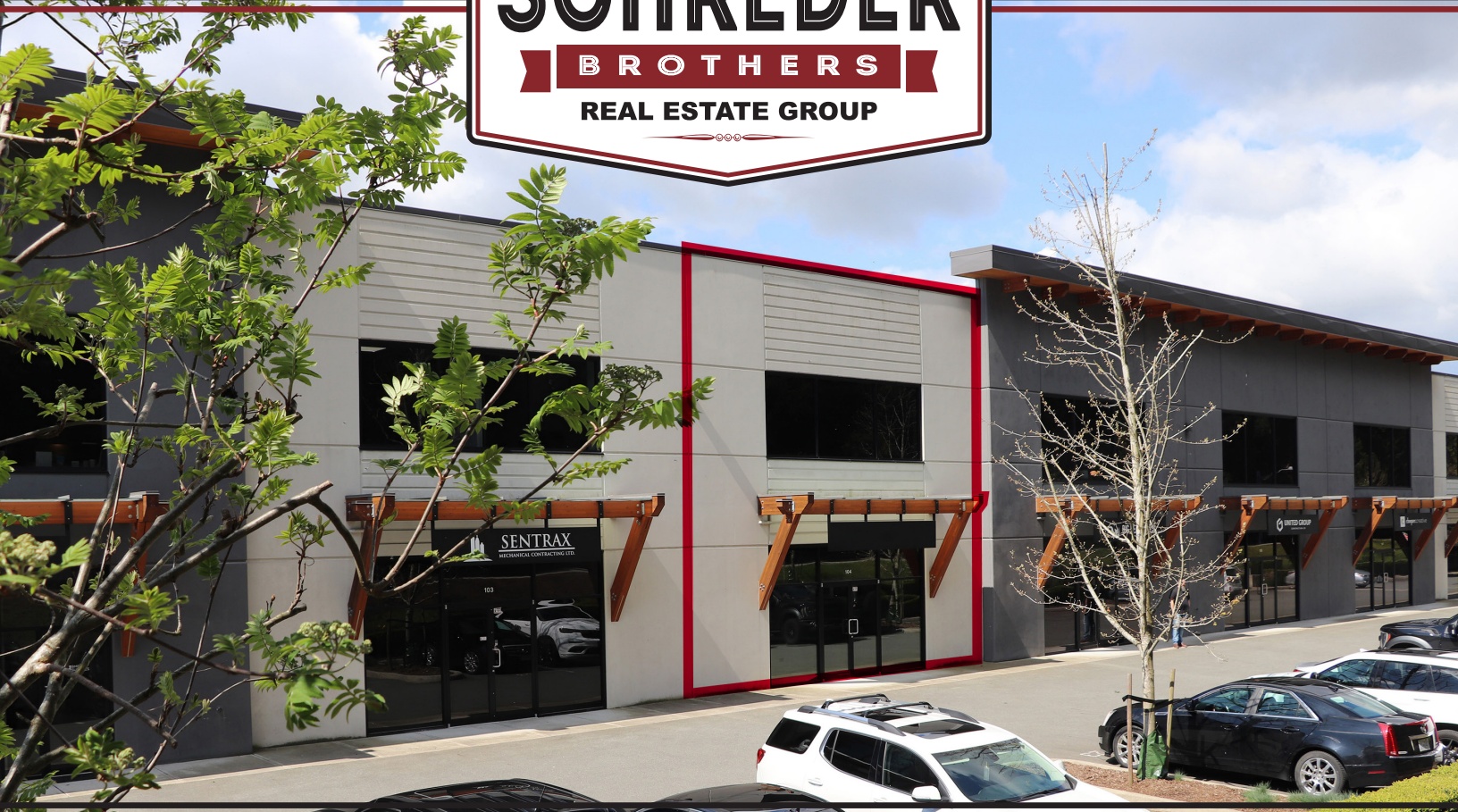


SCHREDER

BROTHERS
REAL ESTATE GROUP



FOR LEASE

Unit 104 - 19181 34A Avenue
Surrey, BC

Warehouse in Campbell Heights

- » 28' Clear Ceiling Heights
- » 10' x 12' Grade Level Roll-Up Door
- » Three (3) Reserved Parking Stalls
- » Exposure to 192 Street

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Warehouse: 2,327 ft²
Mezzanine: 800 ft²
Total: 3,127 ft²

BASIC RENT

\$19.50 / ft² / per annum

ADDITIONAL RENT

\$8.06 / ft² / per annum

EST. GROSS RENT

\$7,181.68 / month + GST

ZONING

CD (Bylaw 17146)

Intended to accomodate a wide range of light industrial uses.

POWER SUPPLY

3-Phase / 250-AMP / 120/208 - Volt

*Tenant to verify that power supply is accurate and sufficient for its intended use.



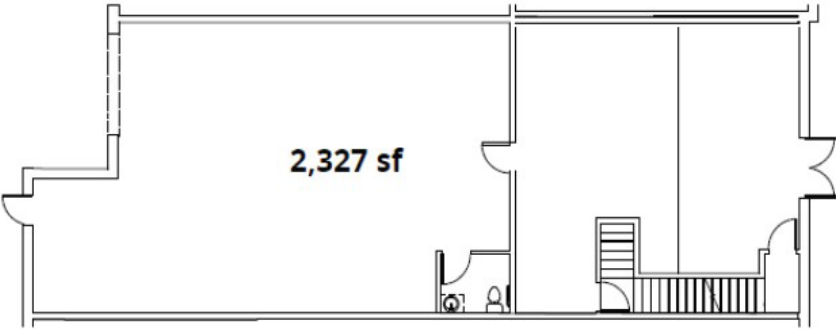
104 - 19181 34A Avenue (Surrey, BC)

This is a great opportunity to lease a small-bay warehouse unit in Campbell Heights. The unit is made up of 2,327 square feet of ground floor area and a 800 sqaure feet mezzanine. The warehouse features 28' high ceilings, is accessible via one 10' x 12' grade level roll-up door, and has a 3-Phase / 250-AMP / 120/208-Volt power supply.

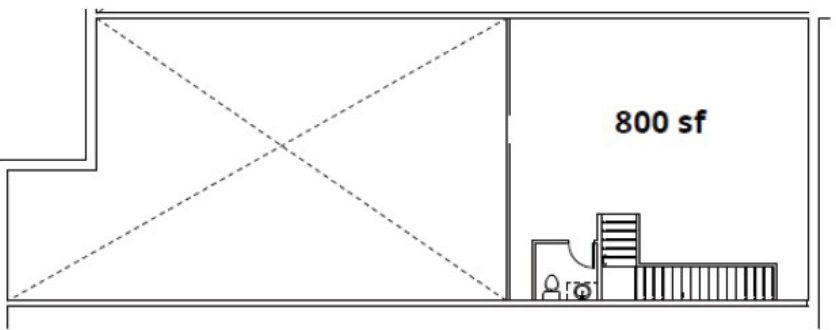
Zoning allows for a wide range of potential uses, however; please note this unit is not suitable for auto repair, auto detailing, or wood manufacturing businesses.

- » 28' High Ceilings
- » 10' x 12' Grade Level Roll-Up Door
- » Three (3) Reserved Parking Stalls

GROUND FLOOR



MEZZANINE



FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

CLOVERDALE	13 MINS
WHITE ROCK	20 MINS
DELTA	33 MINS
SURREY	38 MINS
BURNABY	39 MINS
MAPLE RIDGE	40 MINS
ABBOTSFORD	44 MINS

JAMIE SCHREDER
Personal Real Estate Corporation

UPDESH GREWAL
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MAGNUS HEANEY
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LORI NICOL
Unlicensed Assistant



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