

FOR LEASE

4,039 – 15,870 SF IN LIGHT INDUSTRIAL COMPLEX

408-412 - 17768 65A Avenue
Surrey, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 4,039 – 15,870 sf warehouse in Cloverdale
- 5,000 sf (approximate) mezzanine showroom
- 1-5 grade loading doors available
- \$10.50 psf net

For more information

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FLRE.ca

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OPPORTUNITY

Occupy 4,039 - 15,870 square feet of centrally located, light industrial warehouse space with grade loading and optional showroom space.

AVAILABILITY

	Unit #	Warehouse Size	Mezzanine Size (Est.)	Total Size
Option 1	408 & 409	4,039 sf	N/A	4,039 sf
Option 2	410, 411 & 412	6,831 sf	5,000 sf	11,831 sf
Option 3	408, 409, 410, 411, & 412	10,870 sf	5,000 sf	15,870 sf

LOCATION

The property is located just off of Highway 15 (176 Street) providing excellent access to Highway 10, Fraser Highway, and Highway 1. These routes service municipalities across the Lower Mainland and the USA/Canada border. The subject units make up the South-East corner of a multi-tenant complex, surrounded by light industrial businesses and a variety of retail amenities.

PROPERTY HIGHLIGHTS

- Flexible size options available
- 23' clear ceiling height in warehouse
- 1-5 grade loading doors available
- Signage opportunities
- Ample parking

ZONING

Zoned IB (Business Park Zone) which accommodates light impact industrial uses, offices and service uses.

BASIC RENT

\$10.50 psf net

ADDITIONAL RENT

\$3.50 psf



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