

9,859 sq ft of Office  
& Warehouse Space

# FOR LEASE

Unit 104 – 17741 65A Avenue  
Surrey, B.C.



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# PROPERTY DETAILS

## AVAILABLE

Immediately

## ZONING – BUSINESS PARKING ZONE (IB)

Allows for a broad range of light industrial, Office, assembly, and service uses

## ASKING RENT

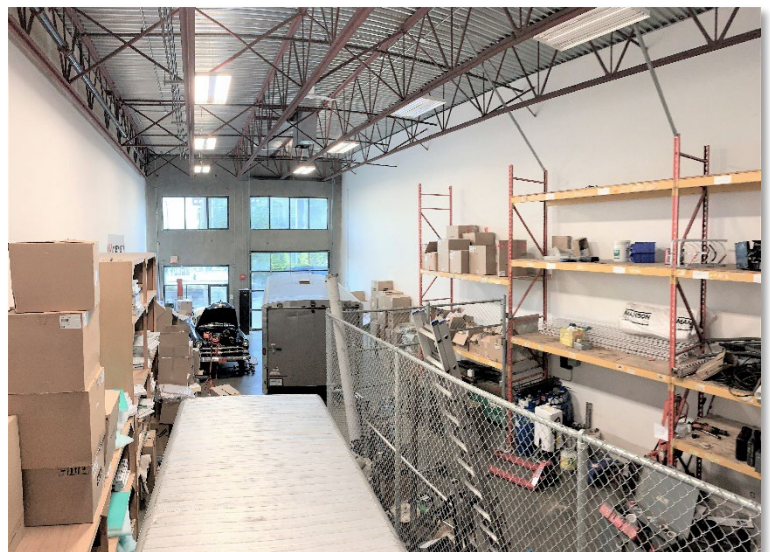
\$18.00 per square foot

## ADDITIONAL RENT

\$5.00 per square foot

## FEATURES

- Quality tilt-up construction
- Bright warehouse with extensive glazing
- Multiple private offices and boardroom
- Reception area
- Two (2) kitchenettes
- Large 2<sup>nd</sup> floor storage area
- Ceiling height: 22' clear / 11' clear (warehouse)
- Parking: 18 stalls (plus ample street parking)
- Mechanical: HVAC, Fully sprinklered
- Power: 135A/347/600V 3 Phase
- Loading doors Two (2) grade doors



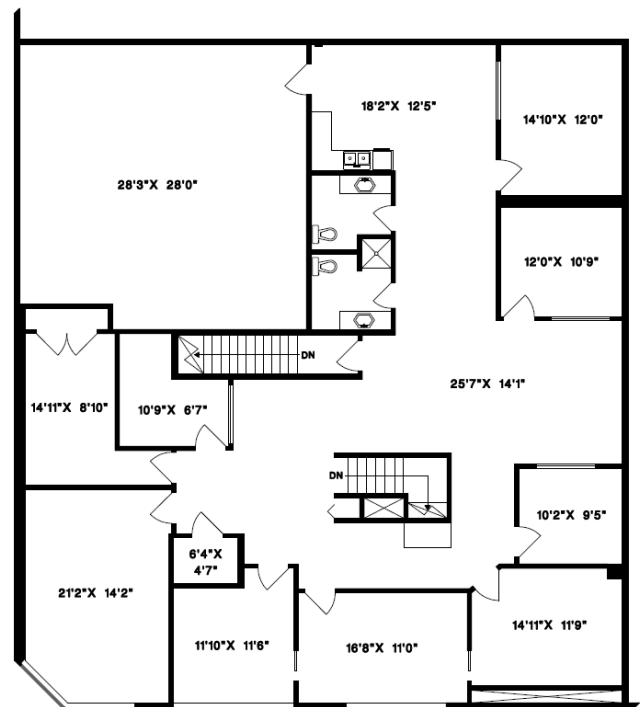
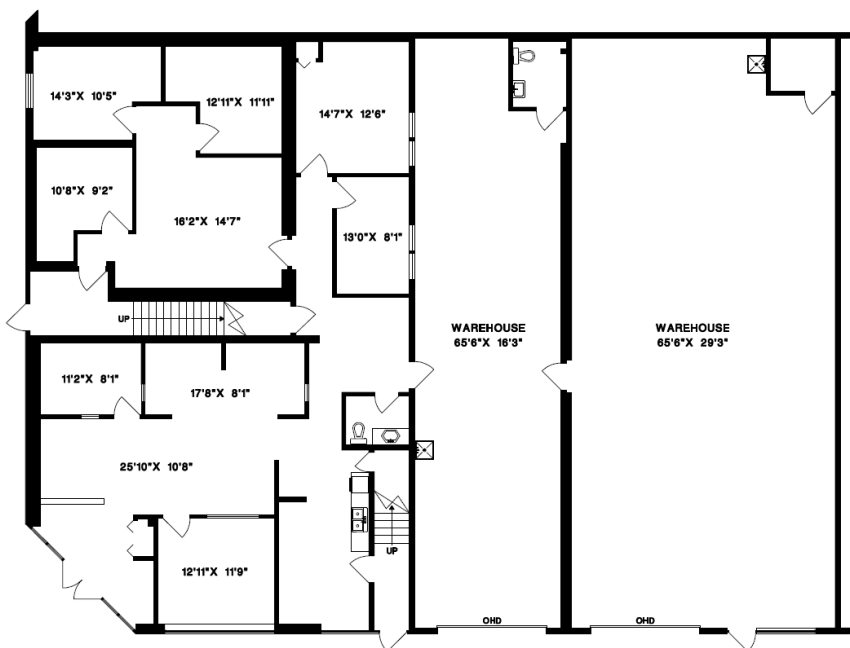


3,140 SF

2,775 SF

3,944 SF

9,859 SF



Total floor plan area is 9,859 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement.



# LOCATION & CONTACT

Incredible central location in the north Cloverdale industrial area, adjacent to Pacific Highway 15, BC Highway 10, and Fraser Highway with easy access to Highway 1 (6 min), Highway 99 (12 min), the US border (17 min), and the South Fraser Perimeter Road (20 min). Surrounded by various professional services and retail options in the heart of Cloverdale.



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