

For Sublease

Unit 16 - 19272 96th Avenue
Surrey, British Columbia



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PROPERTY INFORMATION

- **Total Available Area: 6,443 s.f.***
- Ground Floor Warehouse Area: 4,115 s.f.*
- Ground Floor Office Area: 1,088 s.f.*
- Mezzanine Office Area: 1,240 s.f.*
- Basic Rent: \$13.75 per s.f.
- Additional Rent: \$3.56 (includes management fees)
- Available: October 1, 2020 (possibly sooner)
- Zoning: IL (Light Impact Industrial)

*Measurements are approximate and must be verified.

PROPERTY FEATURES

- 24' clear ceiling height
- Two (2) dock-level loading doors
- One (1) grade-level loading door
- Electrical Service: 3 Phase 347/600v - 60 Amps
- Two (2) separate HVAC units (one for each floor of office)

LOCATION

- Located in Surrey's Port Kells, a strategically positioned and high-demand industrial area, providing convenient access to the Trans-Canada Highway and most municipalities within Metro Vancouver
- 10 minute drive to Highway 15
- Surrounded by an abundance of amenities including restaurants, gas stations, and other service providers



Unit 16 - 19272 96th Avenue, Surrey, BC



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