

3,140 SF Warehouse +  
2,775 SF Office Space

# FOR LEASE

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



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Commercial Real Estate Advisors

# PROPERTY DETAILS



|                        |  |
|------------------------|--|
| <b>Address</b>         | 17741 65A Avenue, Surrey, BC V3S 1Z8   |
| <b>Suite</b>           | 104  |
| <b>Area</b>            | Warehouse Area 3,140 SF<br>Main Floor Office 2,775 SF<br><b>Total</b> 5,915 SF                                     |
| <b>Asking Rent</b>     | \$18.00 per square foot  |
| <b>Additional Rent</b> | \$5.00 per square foot   |
| <b>Date available</b>  | Immediately  |
| <b>Zoning</b>          | <b>BUSINESS PARKING ZONE (IB)</b> Allows for a broad range of light industrial, office, assembly, and service uses |
| <b>Parking</b>         | 9 stalls remain available (plus ample street parking)  |
| <b>Ceiling Height</b>  | 22' clear / 11' clear (warehouse)  |
| <b>Mechanical</b>      | HVAC, Fully sprinklered  |
| <b>Power</b>           | 135A/347/600V 3 Phase  |
| <b>Loading Doors</b>   | Two (2) grade doors  |

# PROPERTY DETAILS

## AVAILABLE

Immediately

## ZONING – BUSINESS PARKING ZONE (IB)

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

## ASKING RENT

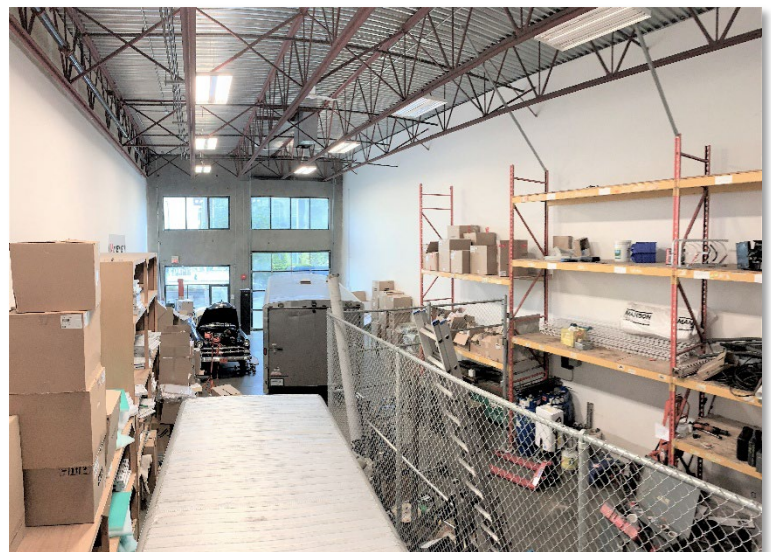
\$18.00 per square foot

## ADDITIONAL RENT

\$5 per square foot

## FEATURES

- Quality tilt-up construction
- Bright warehouse with extensive glazing
- Multiple private offices and boardroom
- Reception area
- Kitchenette
- Ceiling height: 22' clear / 11' clear (warehouse)
- Parking: 9 stalls (plus ample street parking)
- Mechanical: HVAC, Fully sprinklered
- Power: 135A/347/600V 3 Phase
- Loading doors Two (2) grade doors



# THE LAYOUT



## WAREHOUSE AREA

3,140 SF

## MAIN FLOOR OFFICE

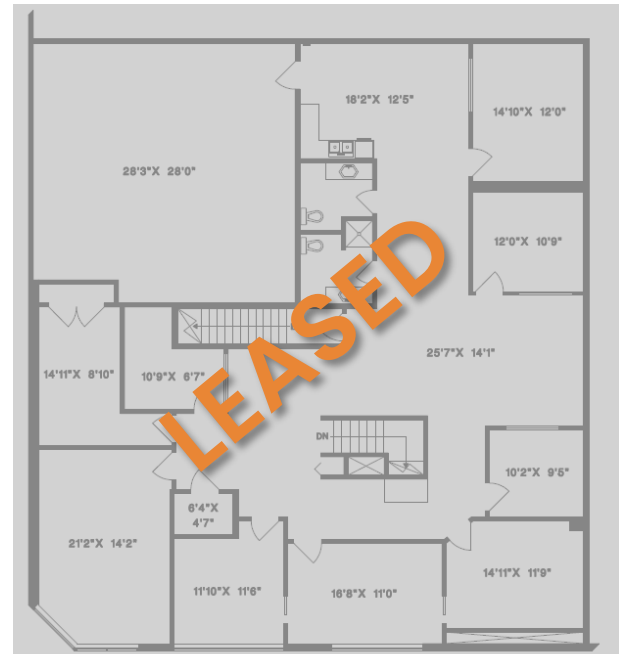
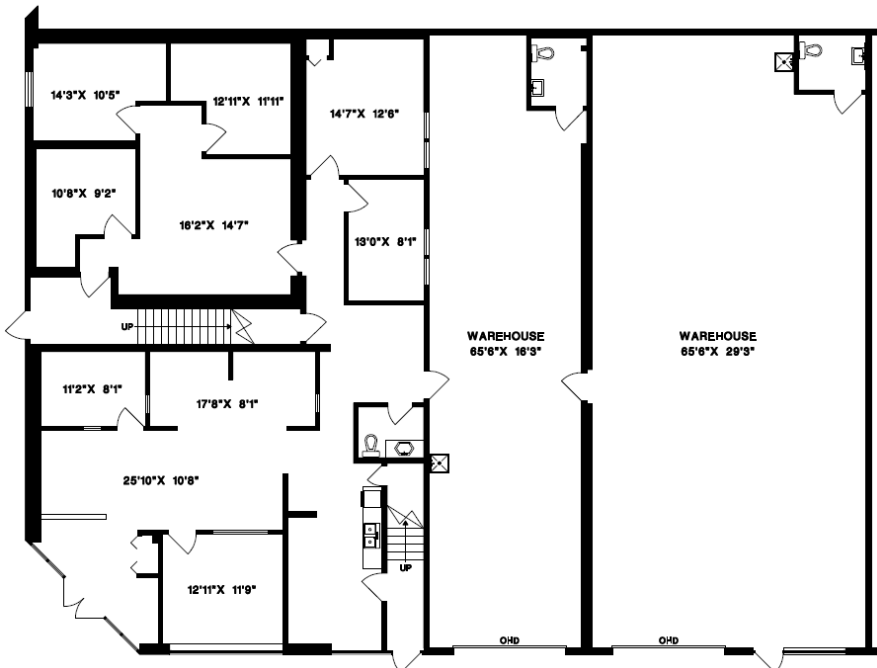
2,775 SF

## ~~SECOND FLOOR OFFICE~~

~~3,944 SF~~

## TOTAL

~~9,859 SF~~ 5,915 SF remaining



Total floor plan area is 5,915 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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