



**FOR LEASE**

**Unit 2 - 5678 192nd Street**

Surrey, BC



## **BRAND NEW CLOVERDALE BUILDING 10,025 SF AVAILABLE**

**Modern Warehouse with High Exposure Along 192nd Street**

**New Home of City Wide Produce**

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### OPPORTUNITY

To lease a brand new state-of-the-art warehouse with custom office finishing and high visibility. The subject property is nearby the Willowbrook shopping region located near Highway 10/56th Avenue/the Langley ByPass, Fraser Highway and 200th Street.

### CONSTRUCTION

Quality insulated concrete tilt-up construction

### DESIGN FEATURES

Attractive, functional design with offices to be custom built in the front of the unit and loading in the rear.

### CEILING HEIGHT

32' clear

### LOADING

One (1) electric, insulated, dock level loading door and one (1) insulated grade level loading door

### ELECTRICAL

200 Amps, 3 phase electrical service

### SPRINKLERS

ESFR sprinkler system

### WAREHOUSE HEATING

Forced air natural gas heating; ceiling fans

### WAREHOUSE LIGHTING

High efficiency LED

### FLOOR LOAD CAPACITY

500 lbs per SF

### ZONING

IL (Light Impact) industrial zoning permits a wide array of light industrial uses with ancillary office and some commercial applications.

### DELIVERY

Q3 2025

### NET RENT

Contact listing agents for net rental rate

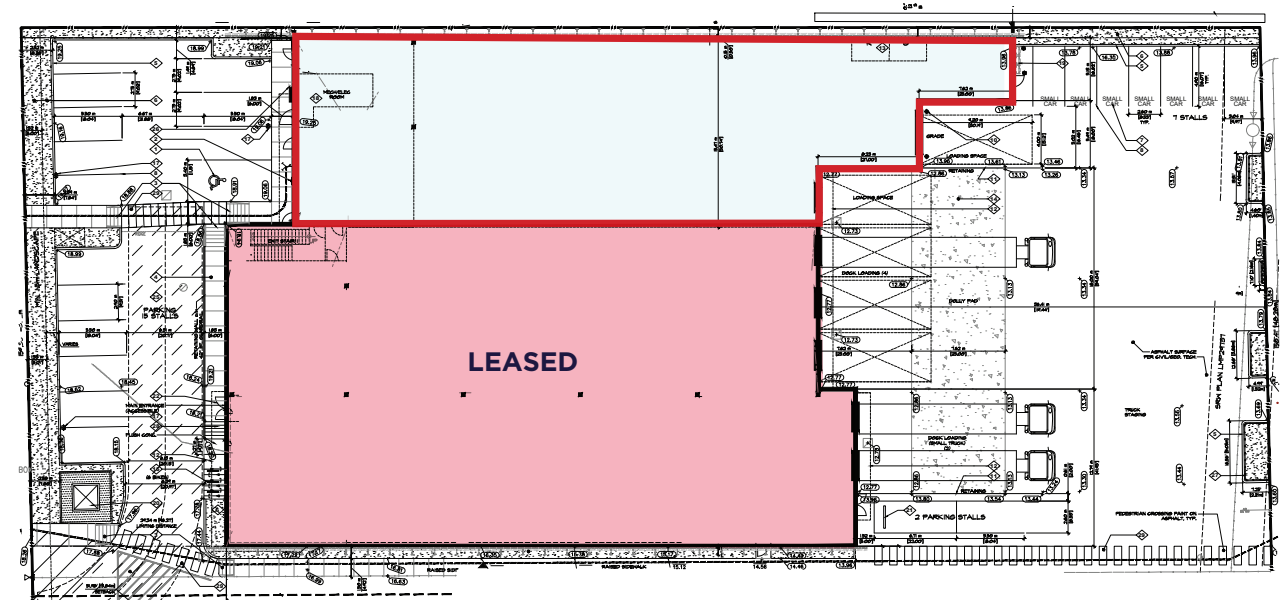
### ADDITIONAL RENT (2025)

Approximately \$7.00 PSF, per annum, plus GST



## MODERN WAREHOUSE WITH HIGH EXPOSURE ALONG 192ND STREET

UNIT 2 | 9,830 SF | Dock & Grade Loading | 32' Clear Ceilings



### AVAILABLE AREA - UNIT 2

Main Floor Warehouse	8,430 SF
Mezzanine Floor	1,595 SF
<b>Total Available Area</b>	<b>10,025 SF</b>

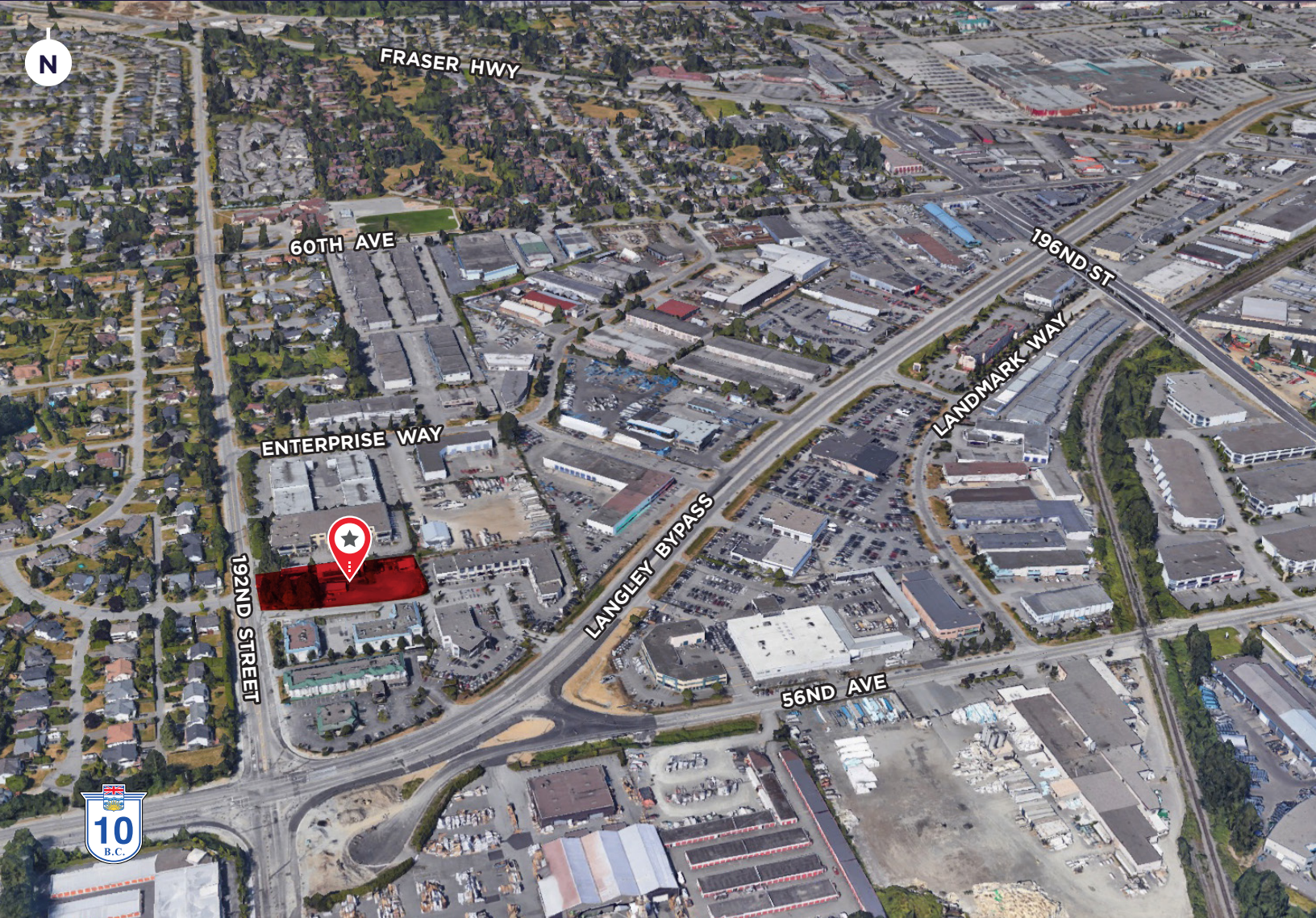




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**DRIVE TIMES**

- Highway 1 15 minutes
- South Fraser Perimeter Road 30 minutes
- Burnaby 30 minutes
- Downtown Vancouver 45 minutes
- USA Border 25 minutes
- Vancouver Airport (YVR) 45 minutes

For more information, please contact:

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