

# FOR LEASE

## Willowbrook Business Centre

Unit 314, 19292 60 Avenue, Surrey, BC



This 2,087 sq. ft. warehouse unit features an office/reception area on the first floor, and 2 offices. The warehouse has a grade level door. Additionally, there is an open mezzanine with plumbing for a sink. Room may be available on the pylon sign. Come join the Willowbrook Business Centre today!



DIRECTOR OF REAL ESTATE  
**Leslie Koole**



PROPERTY MANAGER & LEASING AGENT  
**Hertha Muller**

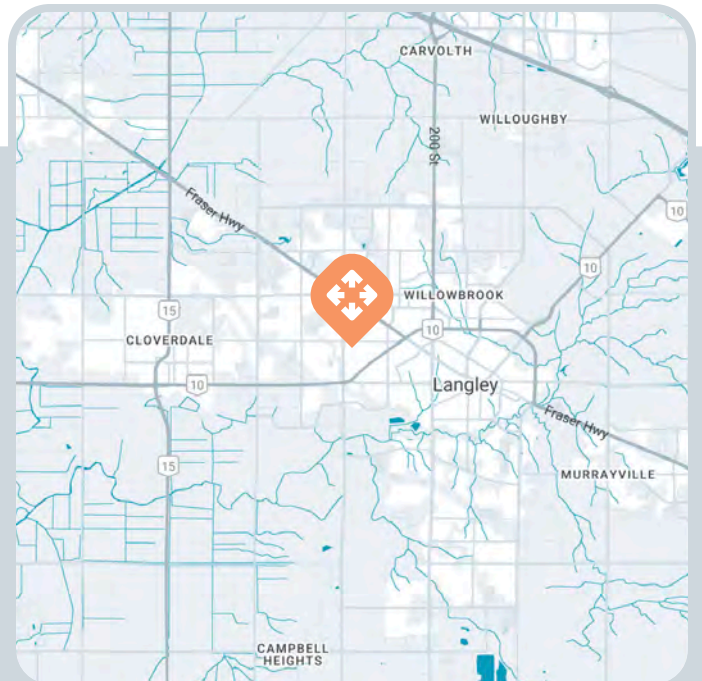
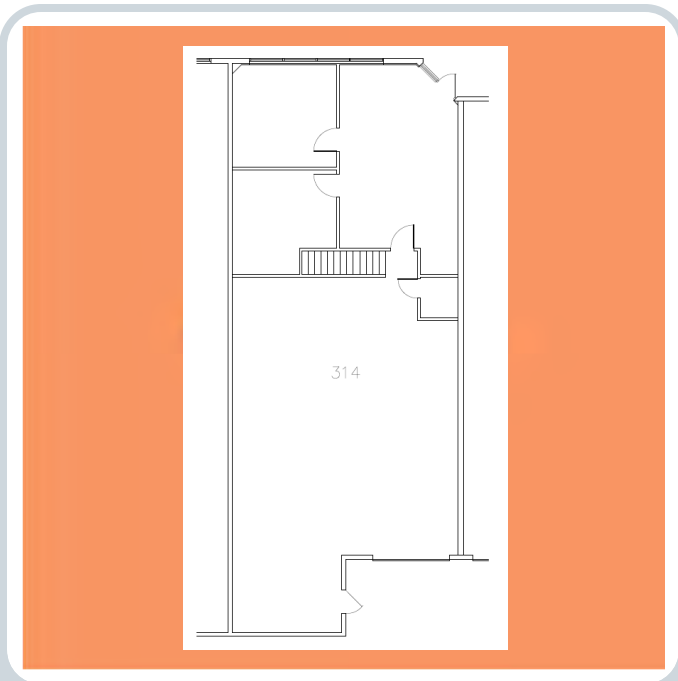


**604.533.1138**  
**leasing@benchmark-group.com**

Contact our leasing team and let's get you the commercial property experience you deserve.

# Willowbrook Business Centre

Unit 314, 19292 60 Avenue, Surrey, BC



## Unit Size

Warehouse - 1,247 sq. ft.  
1st floor office - 840 sq. ft.  
2nd floor mezzanine - 840 sq. ft.

## Amenities

- Concrete tilt-up design
- 3 phase power
- Overhead heaters in warehouse
- Common garbage compactor
- Site security
- Ample on-site parking
- Excellent property management service by Landlord

## Zoning

CD – Comprehensive Development Zone

## Location

Situated on the Langley/Surrey border, this well managed complex is within close proximity to many retail amenities of Cloverdale and Langley City. The property offers excellent access to 192nd Street, Highway 15, Highway 10/Langley Bypass, 200th Street and Fraser Hwy.

## TAKE YOUR PLACE OF BUSINESS TO THE NEXT LEVEL

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## Lease Rates

Warehouse/Office - \$21.00 psf  
Mezzanine - \$15.00 psf  
Operating Expenses - \$8.30 (2026) psf + 5% PM Fee

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