

SCHREDER BROTHERS REAL ESTATE GROUP

FOR LEASE

104 & 105 - 15336 67 Avenue
Surrey, BC

Industrial Warehouse & Office Unit

- Great Location
- Modern Tilt-Up Building
- Electric Grade Level Roll-Up Doors
- Racking Included if Desired

JAMIE SCHREDER
Personal Real Estate Corporation

ROYAL LEPAGE
Wolstencroft Realty
INDEPENDENTLY OWNED AND OPERATED, BROKER

UPDESH GREWAL
Personal Real Estate Corporation

604-530-0231 COMMERCIAL@SCHREDERS.CA WWW.SCHREDERS.CA







PROPERTY INFO

RENTABLE AREA

OPTION A	5,350 ft²
OPTION B	4,386 ft²

BASIC RENT

OPTION A $18.00/ ft² / per annum

OPTION B $19.00/ ft² / per annum

ADDITIONAL RENT

$5.85 / ft² / per annum

EST. GROSS RENT*

OPTION A	$10,633.13
OPTION B	$9,618.93

*per month, plus GST

ZONING

CD

(BYLAW 17404)

Intended to accommodate a wide range of uses including light industrial, warehousing, distribution and office uses.

POWER SUPPLY

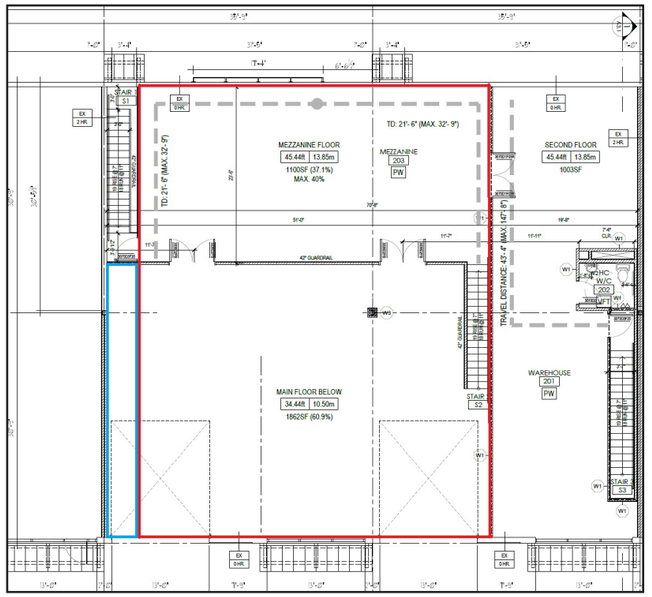
3-Phase / 225 AMP / 240V



Units 104 & 105 15336 67 Avenue (Surrey)

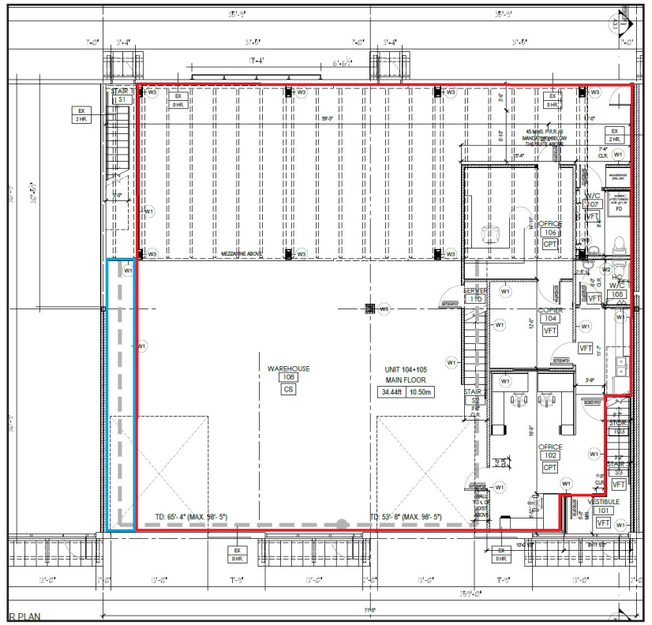
This is a great opportunity to lease up to 5,350 square feet of warehouse and office space in the Sullivan Business Park, a modern strata complex in an outstanding central location. The units feature 3,332 square feet of ground floor warehouse space with a 1,100 square foot mezzanine attached to 918 square feet of well-appointed office space. The open warehouse areas has 26.5′ clear ceiling height and is accessible via two 13.5′ wide by 15.5′ tall grade level electric roll-up doors; and the office features a kitchenette and two washrooms, one of which has a shower.

- Electric Grade Level Roll-Up Doors
- Racking Included if Desired
- Quick Possession Available



FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.





DRIVE TIMES

SURREY	20 MINS
WHITE ROCK	20 MINS
LANGLEY	23 MINS
DELTA	26 MINS
COQUITLAM	31 MINS
MAPLE RIDGE	34 MINS
ABBOTSFORD	55 MINS

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LORI NICOL
Unlicensed Assistant

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