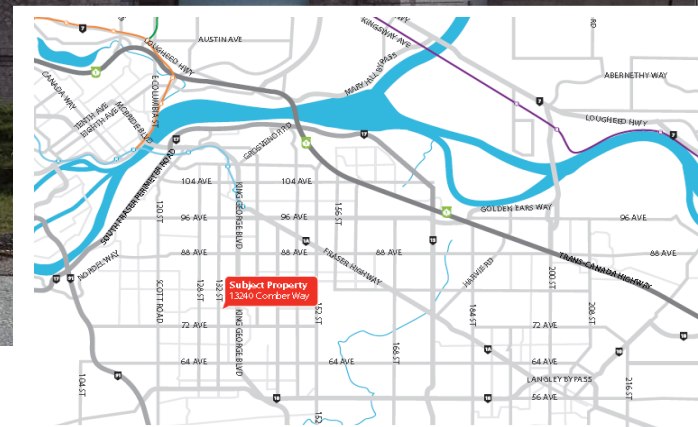


FOR LEASE

13240 Comber Way, Surrey, BC



13240 Comber Way, Surrey, BC

Property Highlights

- 2 Acre Corner site with high exposure
- Concrete block construction
- Two (2) 10' * 14' grade loading doors
- 4,937 Sq. Feet warehouse with 15' clear ceiling height
- 1,814 SQ Feet office demised to 5 offices, storage room, kitchen & bathroom with shower



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Praveen Bajaj PREC, CCIM

#105-7928, 128th Street
Surrey BC, V3W 4E8 778-
858-0459

Building	Easily accessible from all directions
Site Description	Fully fenced with brick wall
Unit Area	(i) 4,937 Sq. Feet warehouse (ii) 1,814 SQ Feet office (iii) 3,025 Sq. Feet covered area
Lease Rate	\$12.00 PSF
NNN Costs	\$3.50 PSF
Gross Monthly	(i) \$12,627.33 per month
Zoning	IL - light impact industry, transportation industry, warehouses, distribution centers and limited office and service uses
Parking	25 Car Parking stalls & 14 Truck Parking stalls



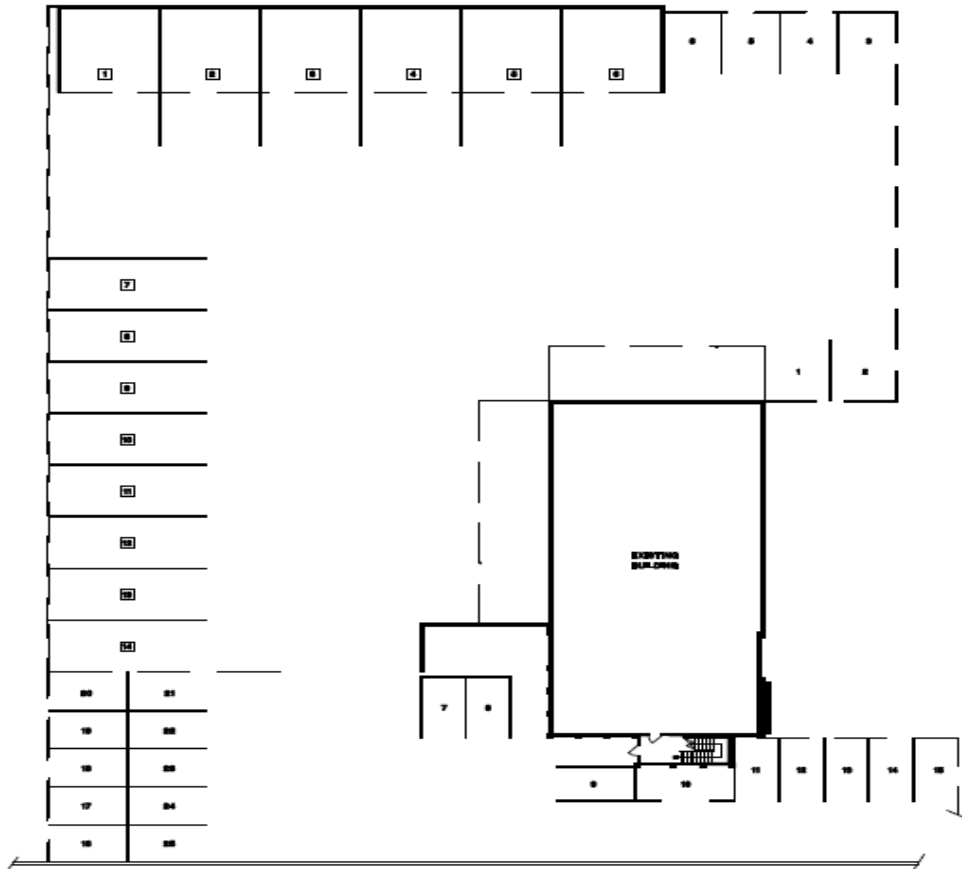
Contact:
 Praveen Bajaj PREC, CCIM
 778-858-0459
 pbajaj21@gmail.com

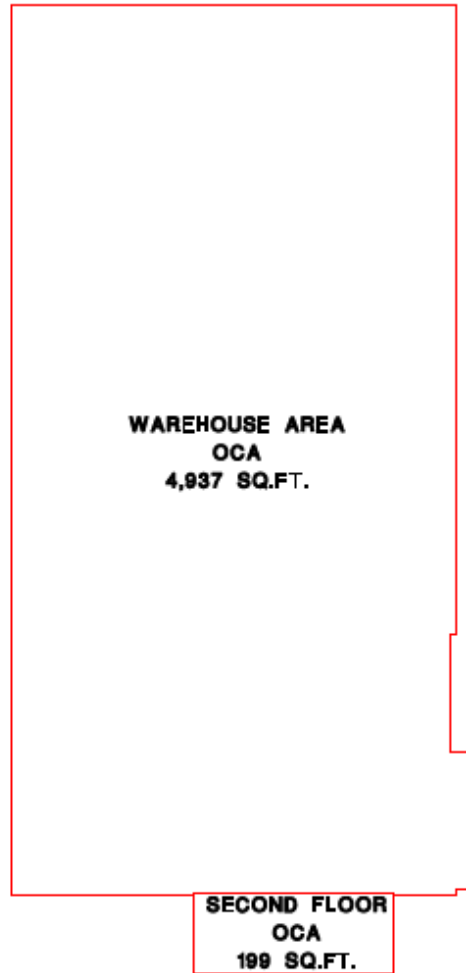
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 V3W 4E8



**13240 COMBER WAY,
SURREY, B.C.**

**SITE ILLUSTRATION
PLAN**





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