

FOR LEASE | INDUSTRIAL
19358 96TH AVENUE
SURREY, BC



- ▶ **3,125 SF of Office/Warehouse Available**
- ▶ **The Centre on 96th Avenue**

Location

The subject space is situated at The Centre on 96th Avenue, a development comprised of five buildings in excess of 150,000 SF. The property offers excellent exposure on 96th Avenue in Port Kells, one of the most desirable industrial areas in the Lower Mainland due to its proximity to Highway #17, Highway #1, access to the U.S. border, its geographically central nature and complementary industries and services.

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Highlights

- ▶ High exposure complex
- ▶ Central location
- ▶ Ample parking
- ▶ Pylon signage potential
- ▶ Professional landlord

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Zoning

IL (Light Impact Industrial) allows for a wide variety of uses including manufacturing, distribution, storage and more.

Building Features

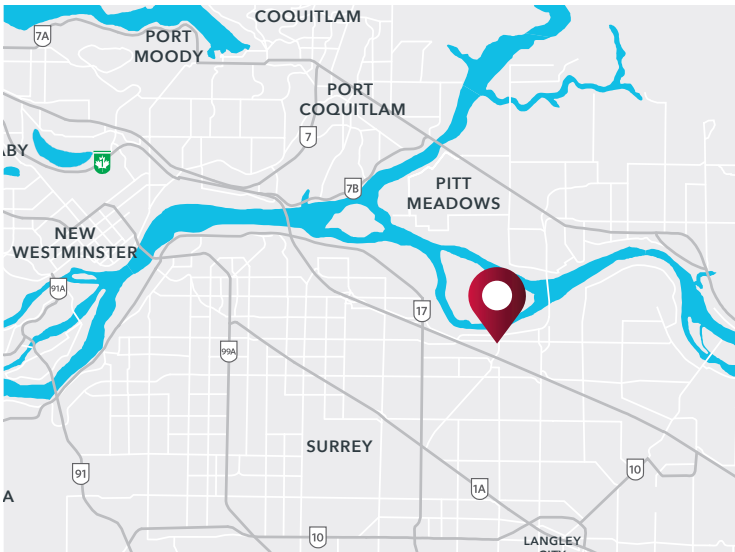
- ▶ Skylights throughout
- ▶ Front entrance, rear loading configuration
- ▶ 20' warehouse ceilings
- ▶ 3 phase power
- ▶ Multiple washrooms (up, down)
- ▶ Exclusive rear loading area

Additional Rent (2020 Estimate)

\$5.45 PSF P.A. (Based on ground floor area only)

Building Area

Unit	Size	Basic Rate	Availability	Total Monthly+GST
230	Main 2,250 SF	\$11.75 PSF	Immediate	\$4,081.77
	2nd 875 SF			
	Total 3,125 SF			
235	Main 2,250 SF	\$11.75 PSF	LEASED	\$3,991.77
	2nd 875 SF			
	Total 3,125 SF			



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