



FOR LEASE

102 - 19331 Enterprise Way
Surrey, BC

Warehouse Strata Unit

- » Central Location
- » IL (Light Industrial) Zoning
- » Two Reserved Parking Stalls
- » Available August 1, 2026

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office:	140 ft ²
Warehouse:	1,241 ft ²
Mezzanine:	344 ft ²
Total:	1,725 ft ²

BASIC RENT

\$17.50/ ft² / per annum

ADDITIONAL RENT

\$8.02/ ft² / per annum

EST. GROSS RENT

\$3,668.51/ month + GST

7% management fee applies to basic rent

ZONING

IL (Light Impact Industrial)

Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.



102 - 19331 Enterprise Way (Surrey, BC)

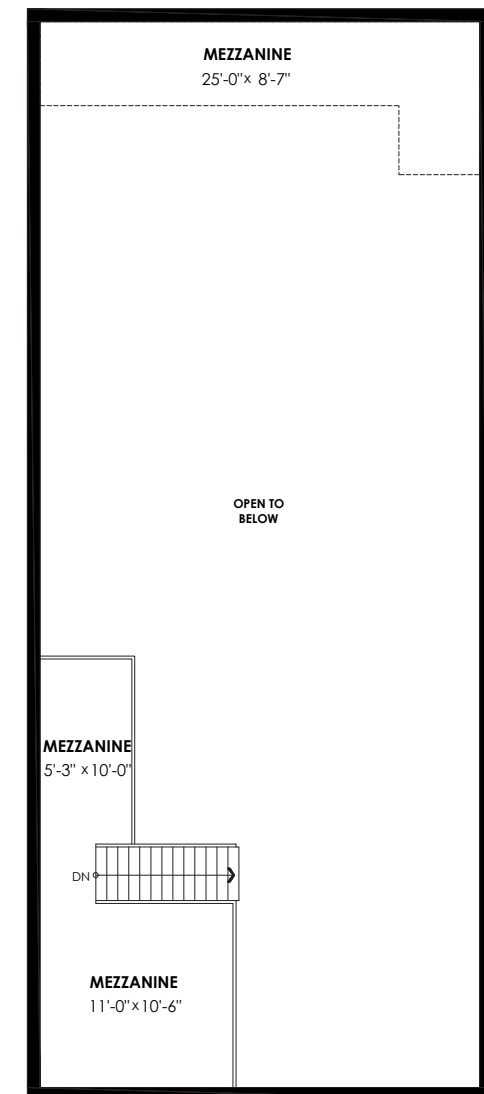
Centrally located in Cloverdale this 1,725 square foot industrial strata unit has a 140 square foot office with a mezzanine above. The 1,241 square foot warehouse is accessible via one 12' x 14' grade level roll-up door and features 21'6" clear ceiling height and a 3-Phase / 100-AMP / 240-Volt power supply. The unit comes with two reserved parking stalls and there is plenty of street parking just steps away.

IL (Light Impact Industrial) zoning allows for a wide range of potential uses, however; please note that automotive, manufacturing, and food processing uses are not permitted.

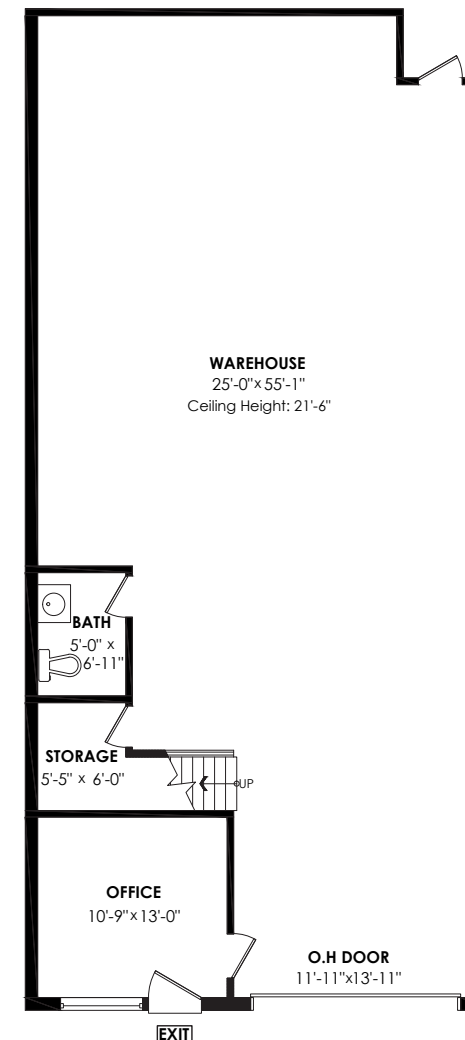
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FLOORPLAN & MEASUREMENTS

Mezzanine Floor Plan
Floor Area: 344sq.ft.



Main Floor Plan
Floor Area: 1,381sq.ft.



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



DRIVE TIMES

LANGLEY	8 MINS
WHITE ROCK	25 MINS
MAPLE RIDGE	30 MINS
SURREY	33 MINS
DELTA	34 MINS
BURNABY	34 MINS
ABBOTSFORD	36 MINS

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MAGNUS HEANEY
Commercial REALTOR®

LORI NICOL
Unlicensed Assistant



📞 604-530-0231

✉️ COMMERCIAL@SCHREDERS.CA

🌐 WWW.SCHREDERS.CA