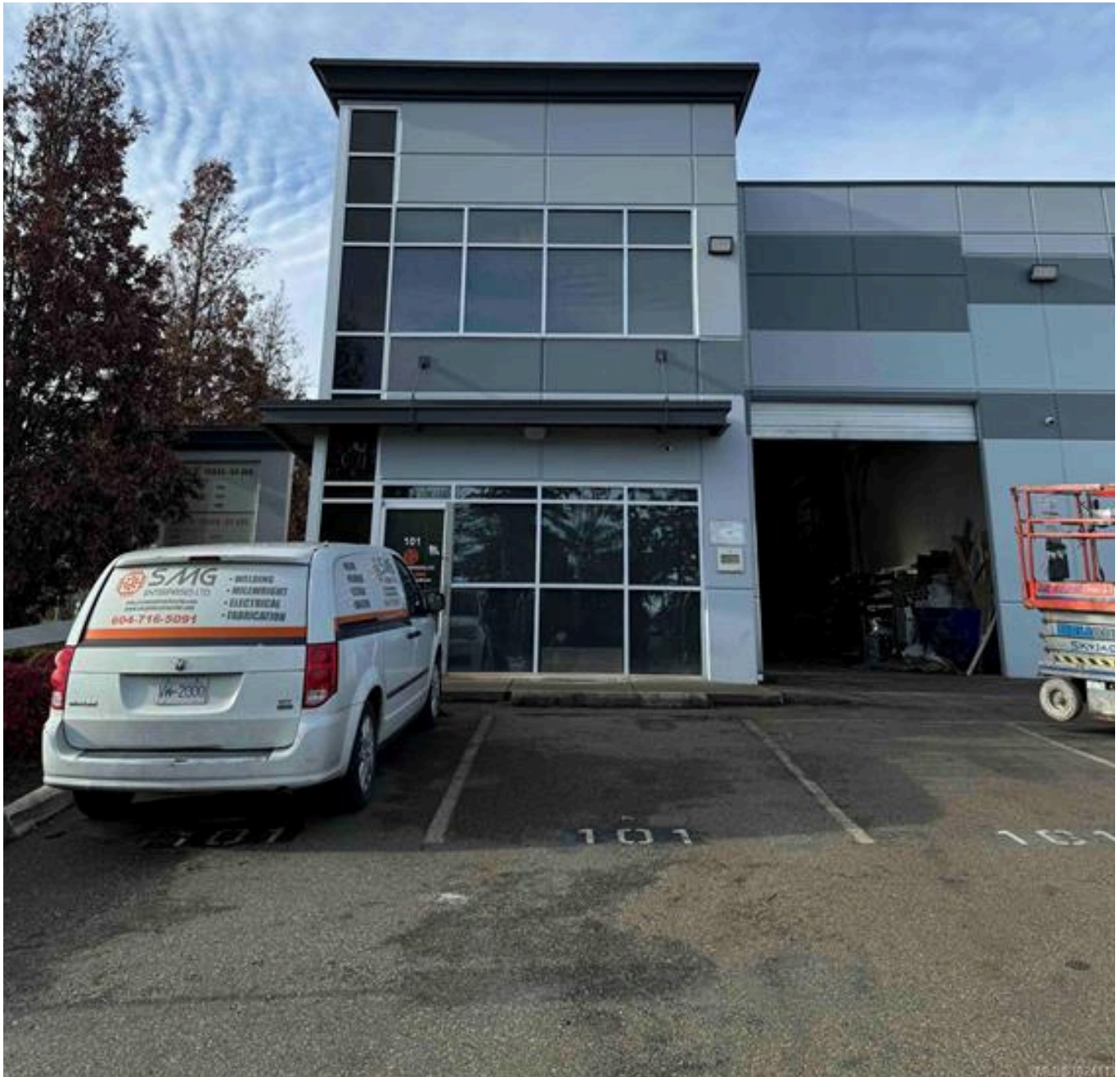


FOR LEASE

Corner Industrial Unit w/9 Parking Stalls

101 - 19045 54 Avenue, Surrey



REMAX
COMMERCIAL
RE/MAX CAMOSUN

List Agent:
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4440 Chatterton Way, Victoria, BC V8X 5J2

For Lease: \$19/SF

Corner unit industrial strata with nine (9) dedicated parking stalls available immediately in a prime Surrey-Langley border location.

Unit 101 at 19045 54 Avenue offers approximately 3,307 SF, including a ± 300 SF mezzanine, in a highly functional layout designed for efficient operations.

The premises include bare concrete flooring, two washrooms, and a mezzanine suitable for ancillary office or storage use. The corner configuration enhances access and usability, while the exceptional parking allocation supports staff, fleet, and customer needs.

Strategically positioned along two key industrial corridors, the property offers strong connectivity throughout Surrey, Langley, and the Fraser Valley, making it well suited for logistics-oriented businesses.

Zoned IL, the unit accommodates a wide range of industrial, warehouse, distribution, automotive, service, and light manufacturing uses.

A highly functional and well-located leasing opportunity in a tightly held industrial market.

ADDRESS: 101 19045 54 Ave, Surrey

ZONING: IL

SIZE: 3,307 SF

(2,935 Main + 373 Mezzanine)

BASE RENT: \$19/SF

ADDITIONAL RENT: \$7.50/SF

