

Industrial/Retail Building for Lease

19495 - 56 Avenue, Surrey

Coast Business Park - Building A



JT Lee

Personal Real Estate Corporation

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RE/MAX Select Properties

5487 West Boulevard

Vancouver BC V6M 3W5

LOCATION

Freestanding large-format industrial/retail building located on 56 Avenue, just west of the 196 street overpass. This site offers easy access to all major highways as well as to the Pacific Highway Truck Crossing.

BUILDING FEATURES(*1)

- High ceiling showroom/retail warehouse building
- 24' clear ceiling height
- Male & female washrooms in showroom
- Warehouse area washroom
- Mezzanine office area washroom
- Two grade level doors
- Four dock height doors
- Fully sprinklered

ZONING

I-L; Light Impact Industrial Zone.

AREA (*1)

Warehouse	5,132 sq. ft. (approx.)
Showroom	15,498 sq. ft. (approx.)
Mezzanine Office	1,500 sq. ft. (approx.)
TOTAL AREA	22,130 sq. ft. (approx.)

POSSESSION

July 2026

LEASE RATE

\$22.00 per sq. ft.

OPERATING COSTS

\$5.19 per sq. ft. plus 4% management fee

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(*1) To be confirmed by Tenant if deemed important & building area based off plans supplied by Landlord

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