# FOR SALE | INDUSTRIAL UNIT 109 - 18663 52 AVENUE SURREY, BC





- ▶ 3,911 SF Quality Flex Office/Warehouse Space
- **▶** Rymar Business Centre

#### **Grant Basran**

Associate Vice President | Industrial D 604.630.3376 C 604.518.2188 grant.basran@lee-associates.com

Sebastian LP Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

## **Highlights**

- ► Front entrance, rear loading
- ► Sprinklered
- ► Grade loading
- ► Full HVAC



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#### Location

Rymar Business Centre is located East of 184th Street within the Cloverdale Business Park minutes from Kwantlen University, Downtown Cloverdale, Willowbrook Shopping Centre and only a kilometer away from the upcoming new Surrey Hospital. This location provides easy access to Highway 10 (56 Avenue), Highway 15 (Pacific Highway), and Highways 1 and 99. The US border crossing is only minutes away. Multiple drive aisles in the complex allow for easy access and egress.

# Zoning

IL (Light Impact Industrial). A full copy of bylaws can be provided upon request.

# **Available Space**

Total	3,911 SF
Second Floor	1,949 SF
Ground Floor	1,962 SF

#### **Features**

- ► Grade loading (12′ X 12′)
- ► Fully sprinklered throughout
- ► 14' ceilings (warehouse)
- ▶ Two (2) separate 5 ton HVACS on each floor
- ▶ 3 phase electrical service
- ► Multiple washrooms (1 up, 1 down)
- ▶ Private offices
- ► Reception area
- ▶ Professional finished offices
- ► Mezzanine floor load 100 lbs psf
- Quality tilt-up construction
- ► Ample parking



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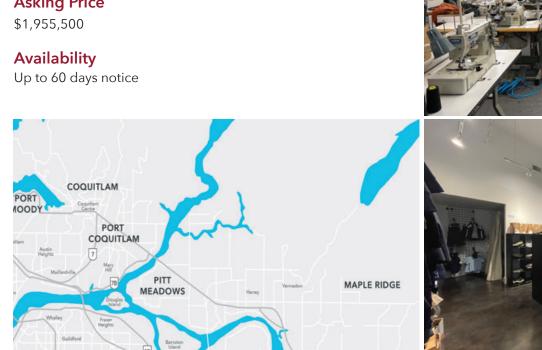
### **Strata Fees**

\$361.67 per month

# **Property Taxes (2025)**

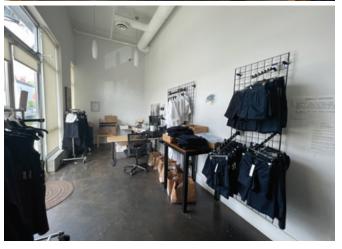
\$12,160.27

## **Asking Price**









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WHITE ROCK

SURREY

**SUBJECT** 

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