

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

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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

Highlights

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

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

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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

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

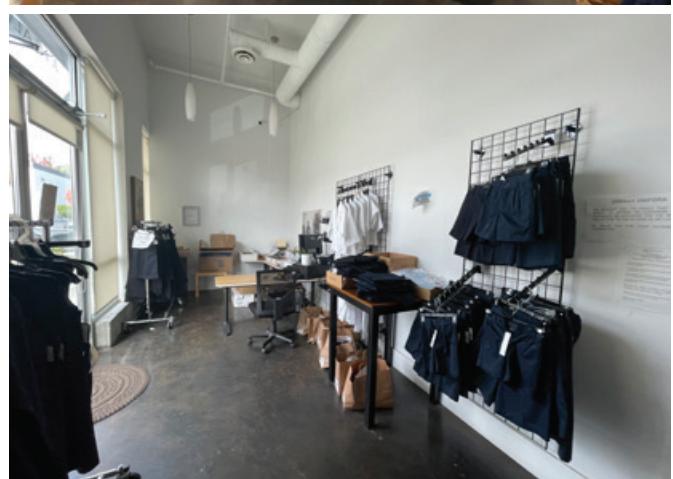
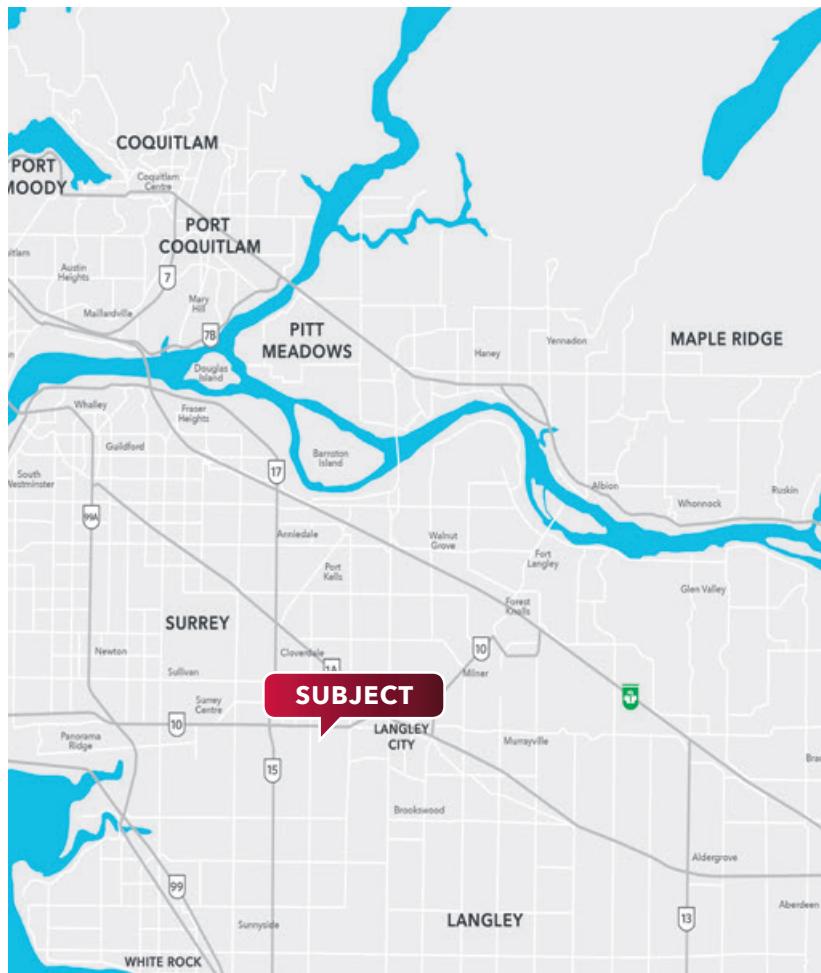
\$12,160.27

Asking Price

\$1,945,500

Availability

Up to 60 days notice



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