

FOR LEASE

5/6 - 14722 64 Avenue, Surrey, BC

Warehouse with Grade and Loading Dock



HARMAN JOHAL

Personal Real Estate Corporation

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 ROYAL LEPAGE®
COMMERCIAL™



14722 64 Avenue

This industrial warehouse property is located in Surrey within the Prime South Newton Area and is zoned IL (Light Impact Industrial). The building, constructed in 1992, is a strata industrial structure containing 23 units, Constructed with a structural steel frame and concrete block walls, the units each feature a clear ceiling height of 18 feet and are serviced by one drive-in door.

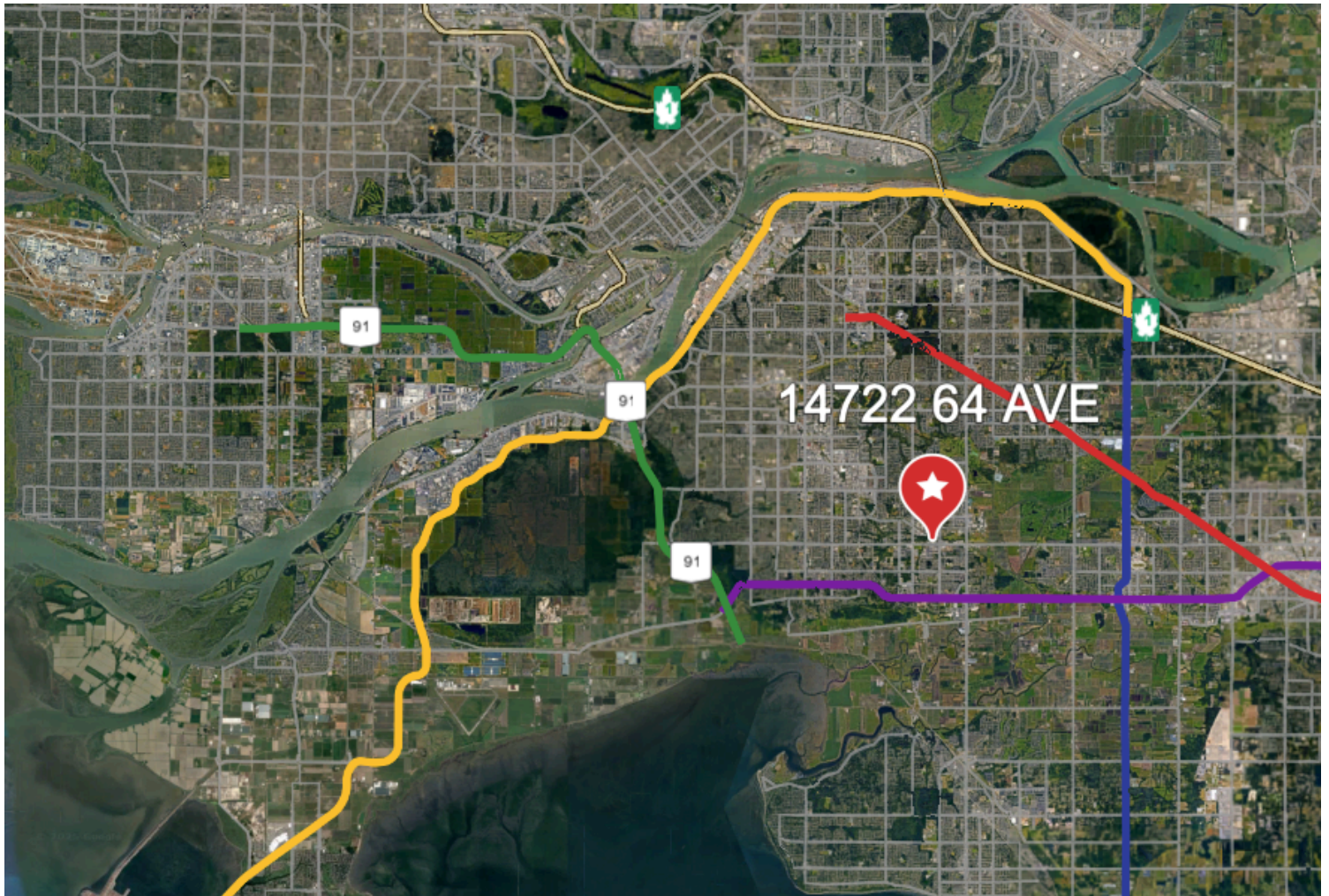
PROPERTY FEATURES

- Up to 7,833 sq. ft. of leasable warehouse space
- 18 ft clear ceiling height
- Permitted Spray booth
- Permitted Dust Collector
- 8 dedicated parking stalls
- Gated industrial complex
- One Loading Dock
- One Grade Door
- Showroom space
- 2 bathrooms
- Mezzanine for storage
- 3 office's upstairs
- Showroom on ground floor

LEASE RATE: \$25/SQFT
ADDITIONAL RENT: \$TBD
AVAILABILITY: IMMEDIATELY
MINIMUM AREA AVAILABLE: 2,600
MAXIMUM AREA AVAILABLE: 7,833

We are offering an excellent opportunity to lease up to 7,833 sq. ft. of IL-zoned warehouse space, ideal for a cabinet business or tenants needing versatile storage or operational space. This facility features 18' clear height ceilings and easy access to major transportation routes. The IL zoning allows for a variety of uses, including light industrial work, transportation services, equipment rentals, warehouses, distribution centers, self-storage, and office spaces for contractors, engineers, architects, and government agencies. The unit includes two washrooms, a showroom, a legal mezzanine, a permitted dust collector, and a permitted spray booth, along with up to eight parking spots. It is well-suited for logistics, distribution, and international trade businesses, featuring one loading dock, one grade-level door, and a gated industrial complex for added security. With a competitive lease rate and flexible terms, this space offers a cost-effective solution for businesses looking to expand.

LOCATION



LEGEND

- HWY 10
- HWY 15
- FRASER HWY
- HWY 91
- SFPR

Contact Information

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