

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



▶ **3,911 SF Quality Flex Office/Warehouse Space**

▶ **Rymar Business Centre**

### 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

Ground Floor	1,962 SF
Second Floor	1,949 SF
<b>Total</b>	<b>3,911 SF</b>

## Asking Basic Rent

\$18.75 PSF per annum

## Additional Rent

\$6.25 PSF per annum (2024 estimate)

## Asking Price

\$1,950,000

## 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
- ▶ Quality tilt-up construction

## Property Taxes (2024)

\$11,591.48

## Strata Fees

TBD

## Availability

Up to 60 days notice



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