

FOR LEASE | INDUSTRIAL
6554 176 STREET
SURREY, BC



- ▶ High Exposure to Highway 15/176th Street
- ▶ 10,967 SF Office/Warehouse Space

Highlights

- ▶ High exposure
- ▶ Dock and grade loading
- ▶ Quality tilt-up construction
- ▶ Ample parking

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Location

Situated in Cloverdale Business Park, the subject property fronts Highway 15 in North Cloverdale. This location offers excellent access to Highway 15, the Trans-Canada Highway (Highway 1), Highway 10, and the South Fraser Perimeter Road. There is an abundance of amenities nearby the property including Cloverdale Crossing and the Brick Yard Station retail centres on Highway 15, and Cloverdale Square Village on Highway 10.

Zoning

IB (Business Park Zone) permits a wide variety of office and industrial uses. A full copy of the bylaw will be furnished upon request.

Legal Description

LOT 3 EXCEPT; FIRSTLY; PART DEDICATED ROAD ON PLAN 83660 SECONDLY; PART DEDICATED ROAD ON PLAN BCP15024 SECTION 17 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 83263 Parcel Identifier: 015-158-381

Available Space – Unit 102

Warehouse	4,873 SF
Ground Floor Office	3,048 SF
Second Floor Office	3,046 SF
Total	10,967 SF

Availability

Immediately

Features

- ▶ Dock loading (8' X 10')
- ▶ Grade loading (12' X 14')
- ▶ Kitchenette
- ▶ Multiple private offices
- ▶ Washrooms
- ▶ Ample parking
- ▶ 20' ceiling height (warehouse)
- ▶ HVAC office space
- ▶ Forced air heaters (warehouse)
- ▶ 3-phase electrical service

Basic Rent

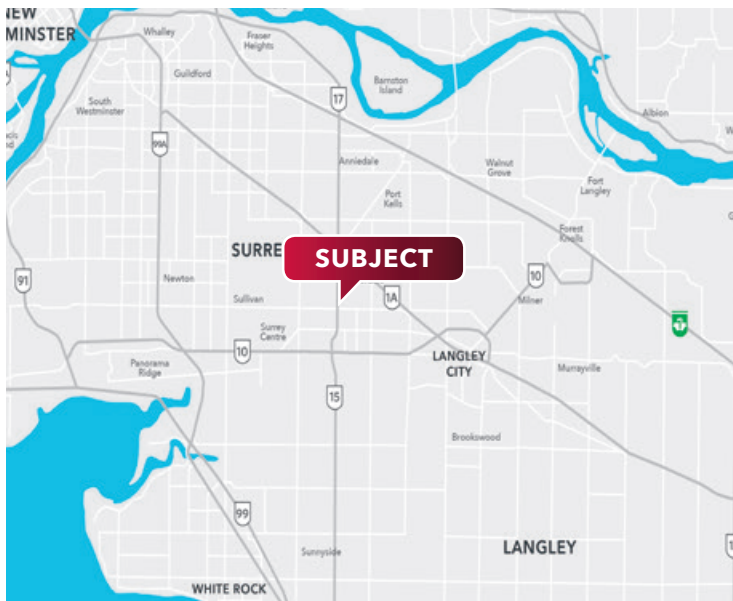
\$19.95 PSF per annum

Additional Rent

\$6.00 PSF per annum (2024 estimate)

Total Monthly Rent

\$23,716.14 + GST



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