

FOR LEASE | INDUSTRIAL  
**(105) 19415 56 AVENUE**  
SURREY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- **2,717 SF Warehouse/Office Space**
- **Ideally Situated in Cloverdale**

### Opportunity

Ideally situated in the heart of Cloverdale, this opportunity benefits from exceptional connectivity to key arterial roadways, including Highway 10, Highway 15 (Pacific Highway), 56 Avenue, and 192 Street, allowing for efficient movement throughout Surrey, Langley, and the broader Lower Mainland. The area is well established and highly sought after for its central location, strong industrial presence, and proximity to a wide range of amenities, making it an attractive choice for businesses seeking convenient access and operational flexibility.

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## Features

- Grade loading (10' X 12')
- Radiant tube heating
- Ceiling fans
- 20' ceilings
- Two (2) piece handicap washroom
- Office/reception area

## Zoning

CHI - Highway Commercial Industrial Zone ([click to view bylaw](#))



## Available Space

Warehouse	2,111 SF
Office	303 SF
Mezzanine	303 SF
<b>Total</b>	<b>2,717 SF</b>

## Basic Rent

\$17.50 PSF per annum

## Additional Rent

\$7.20 PSF per annum (2026 estimate)



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