

FOR LEASE | INDUSTRIAL  
UNIT 300 - 14770 64 AVENUE  
SURREY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,720 SF Warehouse/Office Space**
- ▶ **Situated in East Newton**

### Location

The subject property is situated in the East Newton area of Surrey with excellent exposure to 64th Avenue. This strata opportunity presents convenient access to Highway 10, Highway 99, and King George Boulevard. Located on the west side of 148th Street, this strata complex provides excellent proximity to an abundance of commercial amenities.

#### Grant Basran

Associate | Industrial

D 604.630.3376 C 604.518.2188

grant.basaran@lee-associates.com

#### Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation

Senior Vice President | Industrial

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

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## Zoning

IL (Light Impact Industrial) – a full copy of the bylaws is available upon request.

## Features

- ▶ Recess loading dock
- ▶ Grade loading door (12' x 14')
- ▶ 18' clear ceilings
- ▶ Radiant tube heating
- ▶ Washrooms
- ▶ Two (2) 2-piece washrooms
- ▶ 3 phase power

## Available Area

Warehouse	2,000 SF
Ground floor warehouse	860 SF
Mezzanine	860 SF
<b>Total</b>	<b>3,720 SF</b>

## Asking Basic Rent

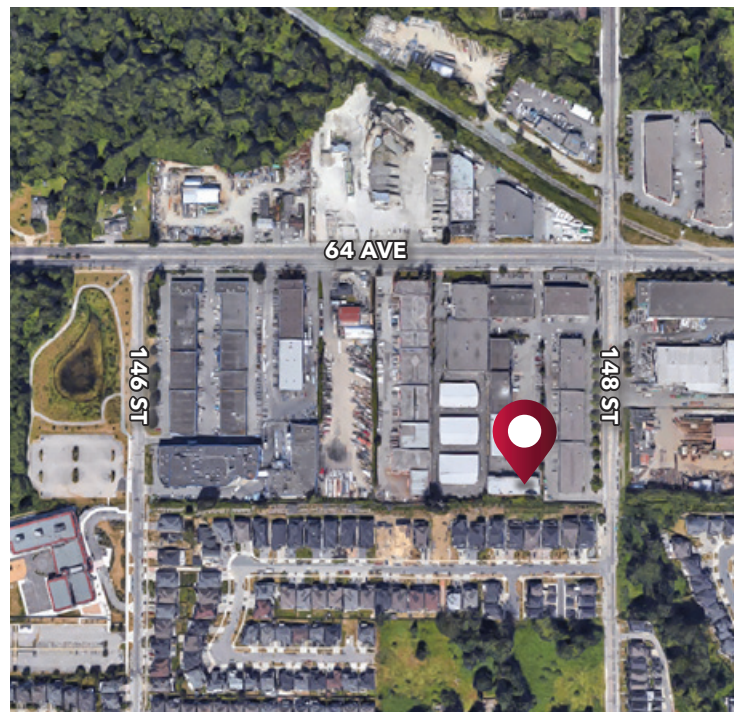
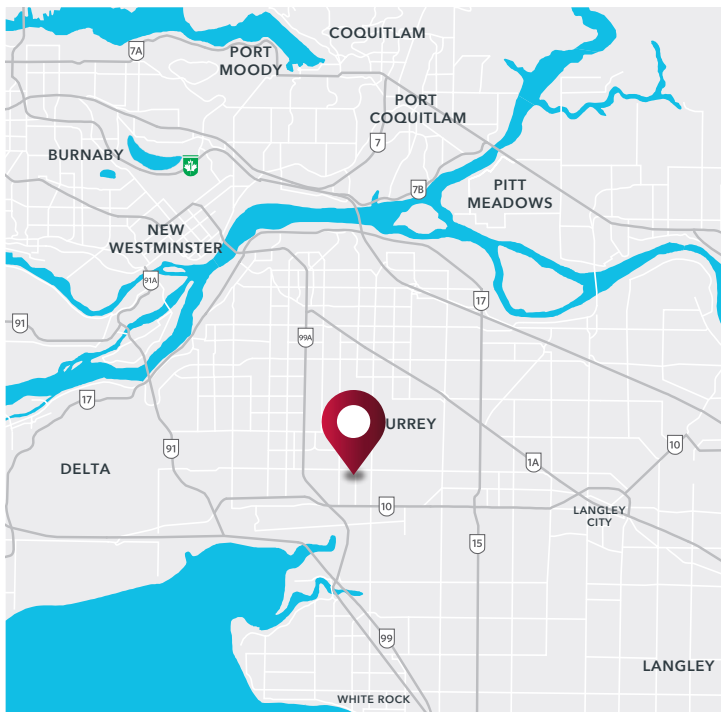
\$19.50 PSF per annum

## Additional Rent

\$6.15 PSF

## Availability

Immediate



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