

FOR LEASE | INDUSTRIAL/OFFICE
#101 - 19005 94 AVENUE
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 6,375 SF Office With Approximately 500 SF Storage Area
- ▶ Strategically Situated in Port Kells

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Location

The subject property is located on 94th Avenue, just south of the main south-west corridor on 96th Avenue. This location offers excellent exposure to 94th Avenue in Port Kells, one of the most desirable industrial areas in the Lower Mainland due to its proximity to Highway 1, Highway 17, access to the U.S. border, its geographically central nature, and complementary industries and services.

Features

- ▶ Excellent exposure
- ▶ Oversized grade loading door (18' x 14')
- ▶ Sprinklered
- ▶ 20' clear ceilings (warehouse)
- ▶ Forced air heating
- ▶ Washrooms
- ▶ Kitchen/lunchroom
- ▶ Private offices
- ▶ HVAC in office area

Zoning

IL (Light Impact Industrial)

Available Area

Office	5,935 SF
Warehouse	440 SF
Total	6,375 SF

Basic Rent

\$15.00 PSF per annum

Additional Rent

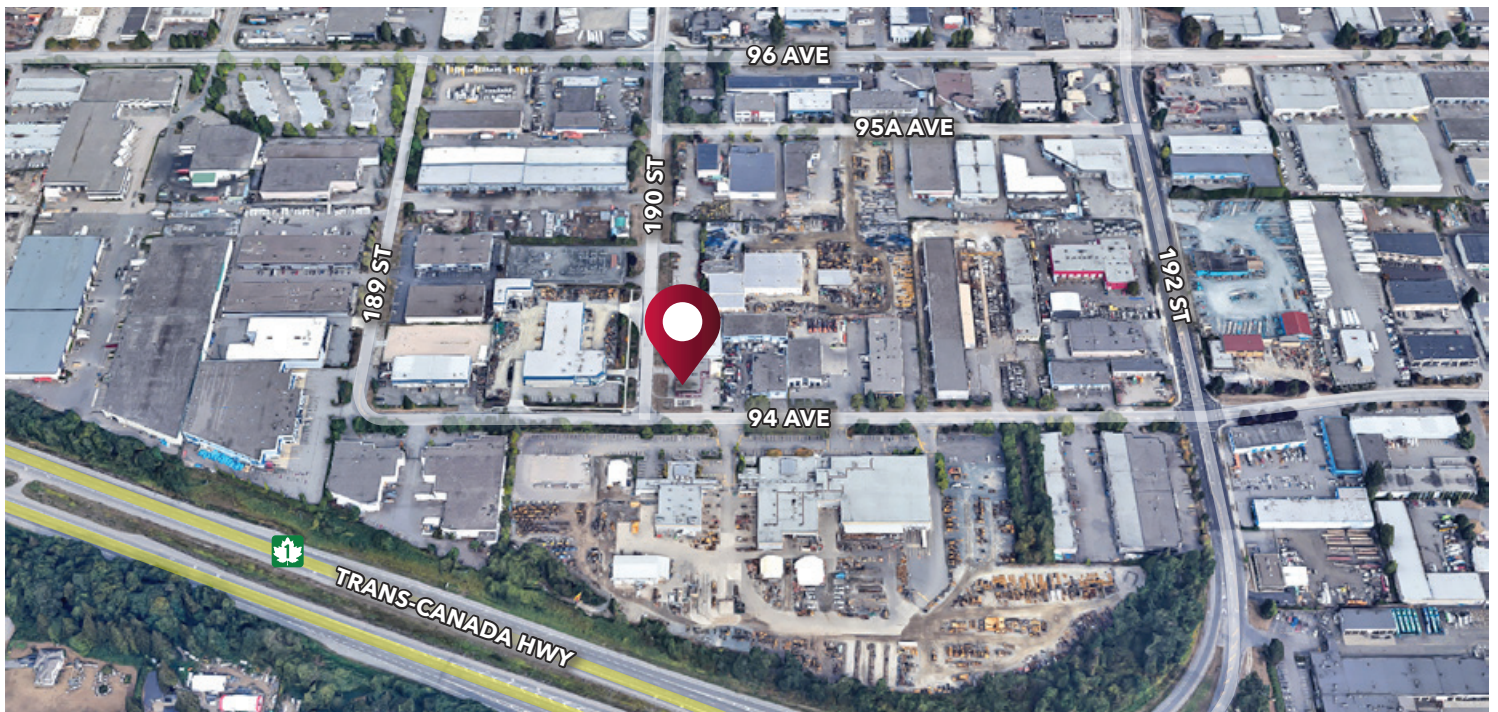
Budget \$7.00 PSF (2024 estimated)

Total Monthly Rent

\$11,687.50 plus GST

Availability

Contact broker



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