

FOR LEASE | INDUSTRIAL
UNIT 19 - 19257 ENTERPRISE WAY
SURREY, BC



- ▶ 2,480 SF of Warehouse Space
- ▶ Strategically Situated in Cloverdale

Highlights

- ▶ Front entrance, rear loading
- ▶ Grade loading
- ▶ 19' ceilings

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

FOR LEASE | INDUSTRIAL UNIT 19 - 19257 ENTERPRISE WAY SURREY, BC

Location

The subject space is situated on Enterprise Way just east of 192nd Street. The property offers excellent transportation connections with Highway 10/Langley Bypass being less than a minute away providing convenient access to Highway 15, Fraser Highway, 192nd Street and 200th Street. The property is in close proximity to the Willowbrook Mall and several other attractive amenities.

Zoning

IL (Light Impact Industrial) allows for a wide variety of uses including warehousing, distribution, storage and more. A full copy of bylaws can be provided upon request.

Asking Basic Rent

\$17.25 PSF per annum

Additional Rent

\$7.20 PSF per annum (2026 estimate)

Features

- ▶ Front entrance, rear loading
- ▶ Radiant tube heating
- ▶ Grade loading (12' X 14')
- ▶ 2-piece washroom
- ▶ LED lighting
- ▶ 3 phase power
- ▶ 19' ceilings

Available Space

Warehouse	2,013 SF
Mezzanine	467 SF
Total	2,480 SF

Availability

July 1, 2026



Grant Basran

Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basaran@lee-associates.com

Rajan Hundal BA, DULE

Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. © Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved. 04/29/26.