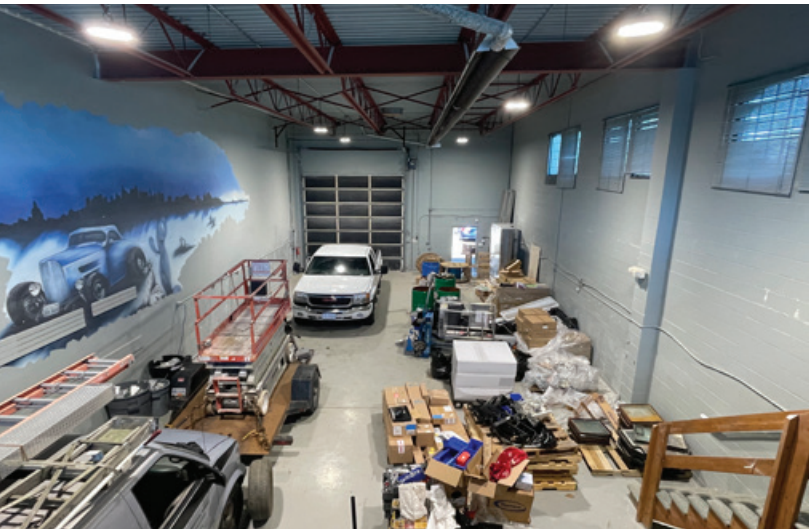


FOR LEASE | INDUSTRIAL
UNIT 20 - 19257 ENTERPRISE WAY
SURREY, BC



- ▶ **2,294 SF of Warehouse/Office Space**
- ▶ **Strategically Situated in Cloverdale**

Highlights

- ▶ Front entrance, rear loading
- ▶ Grade loading
- ▶ End-cap unit
- ▶ 19' ceilings

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FOR LEASE | INDUSTRIAL UNIT 20 - 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

\$20.00 PSF per annum

Additional Rent

\$6.63 PSF per annum (2024 estimate)

Availability

Immediate

Features

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

Available Space

Warehouse	1,558 SF
Ground Floor Office	368 SF
Mezzanine	368 SF
Total	2,294 SF



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