

FOR LEASE | INDUSTRIAL
19440 ENTERPRISE WAY
SURREY, BC



Side yard



Rear yard

- ▶ **35,995 SF Freestanding Industrial Building on 1.512 Acres with 1200 Amps 3-Phase Electrical Service**
- ▶ **Paved Yard Area**
- ▶ **Centrally Located in Cloverdale**
- ▶ **Overhead 5 Ton Craneway**

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Location

The building is situated on the south side of Enterprise Way just east of 192nd Street in The City of Surrey. The location is excellent as it is well-serviced by the Langley Bypass, Highway 10, Fraser Highway, Pacific Border Highway (Highway 15), and 200th Street.

Features

- ▶ Four (4) dock loading doors
- ▶ Four (4) grade loading doors
- ▶ Paved yard area for parking and outside storage
- ▶ Central location in the Fraser Valley
- ▶ Minutes from major truck and traffic routes for excellent access
- ▶ Fenced and secure
- ▶ 1200 amps 3-phase electrical service
- ▶ Overhead crane



Available Area (Approximate)

Warehouse	31,070 SF
Office	3,645 SF
Mezzanine	1,141 SF
Shed	139 SF
Total	35,995 SF

Zoning

IL (Light Impact Industrial)

Basic Lease Rate

\$17.00 PSF

Gross Taxes

\$98,743.22 (2024) plus water charges billed quarterly

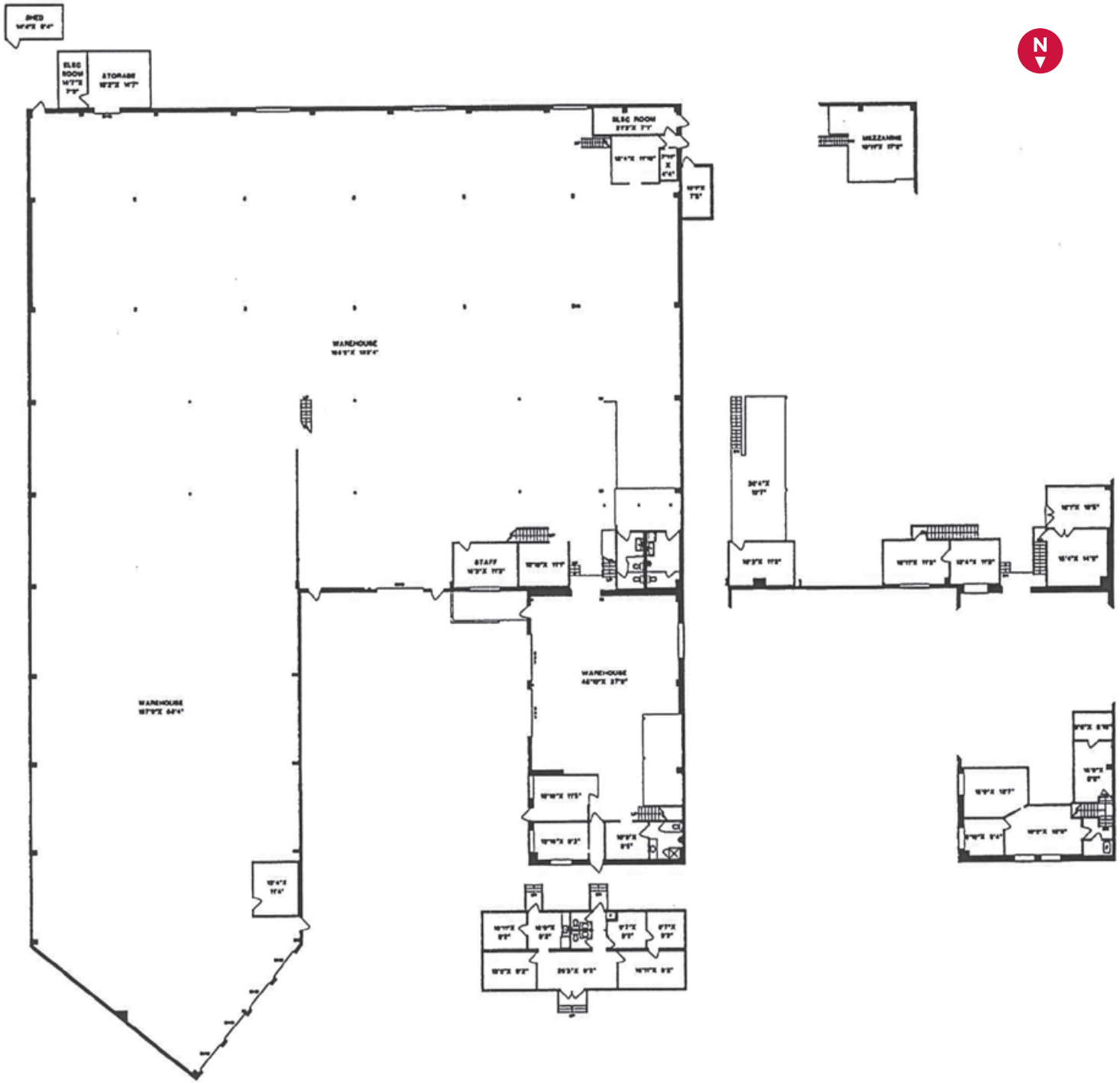
Building Insurance

Approximately \$15,000 per annum

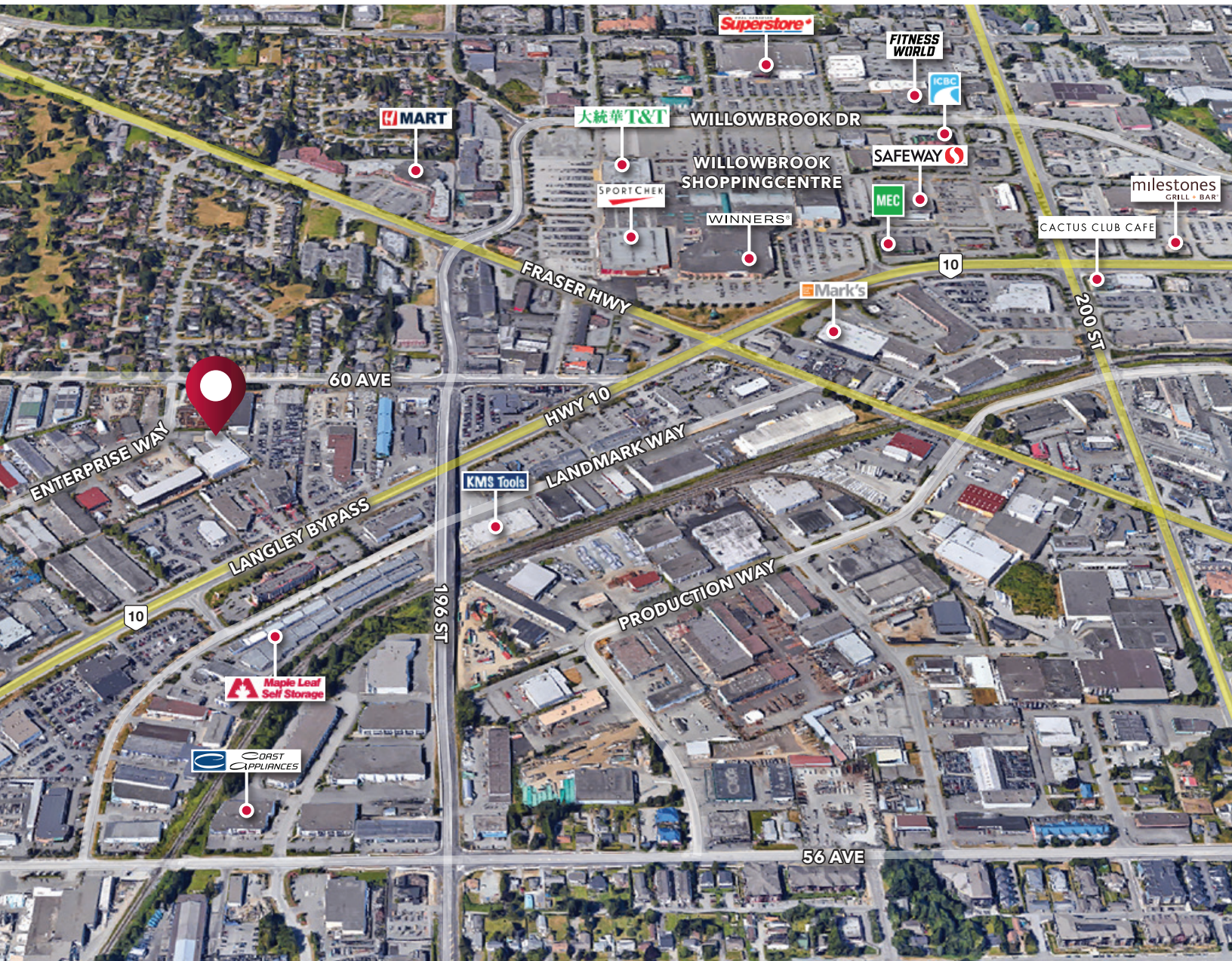
Availability

Immediate

Site Plan



*Plans are approximate and included for visual reference. Tenant to verify accurate measurements.



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50
YEARS IN VANCOUVER