

FOR LEASE | INDUSTRIAL  
**19440 ENTERPRISE WAY**  
SURREY, BC



*Side yard*



*Rear yard*

- ▶ **35,995 SF Freestanding Industrial Building on 1.512 Acres**
- ▶ **Paved Yard Area**
- ▶ **Centrally Located in Cloverdale**

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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
- ▶ Heavy 3-phase electrical service
- ▶ Overhead craneway



**Available Area (Approximate)**

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

**Zoning**

IL (Light Impact Industrial)

**Basic Lease Rate**

\$17.00 PSF

**Gross Taxes**

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

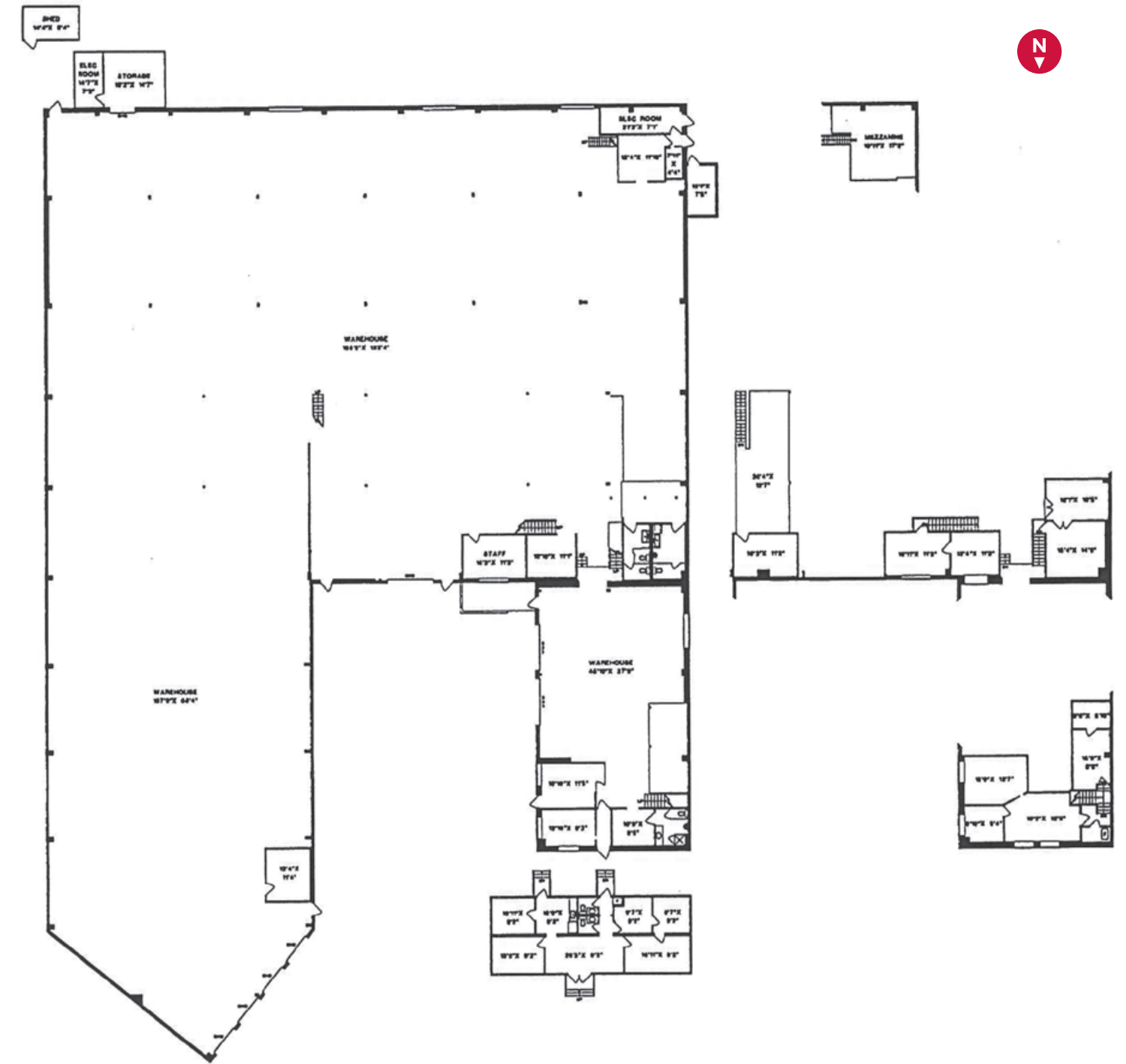
**Building Insurance**

Approximately \$15,000 per annum

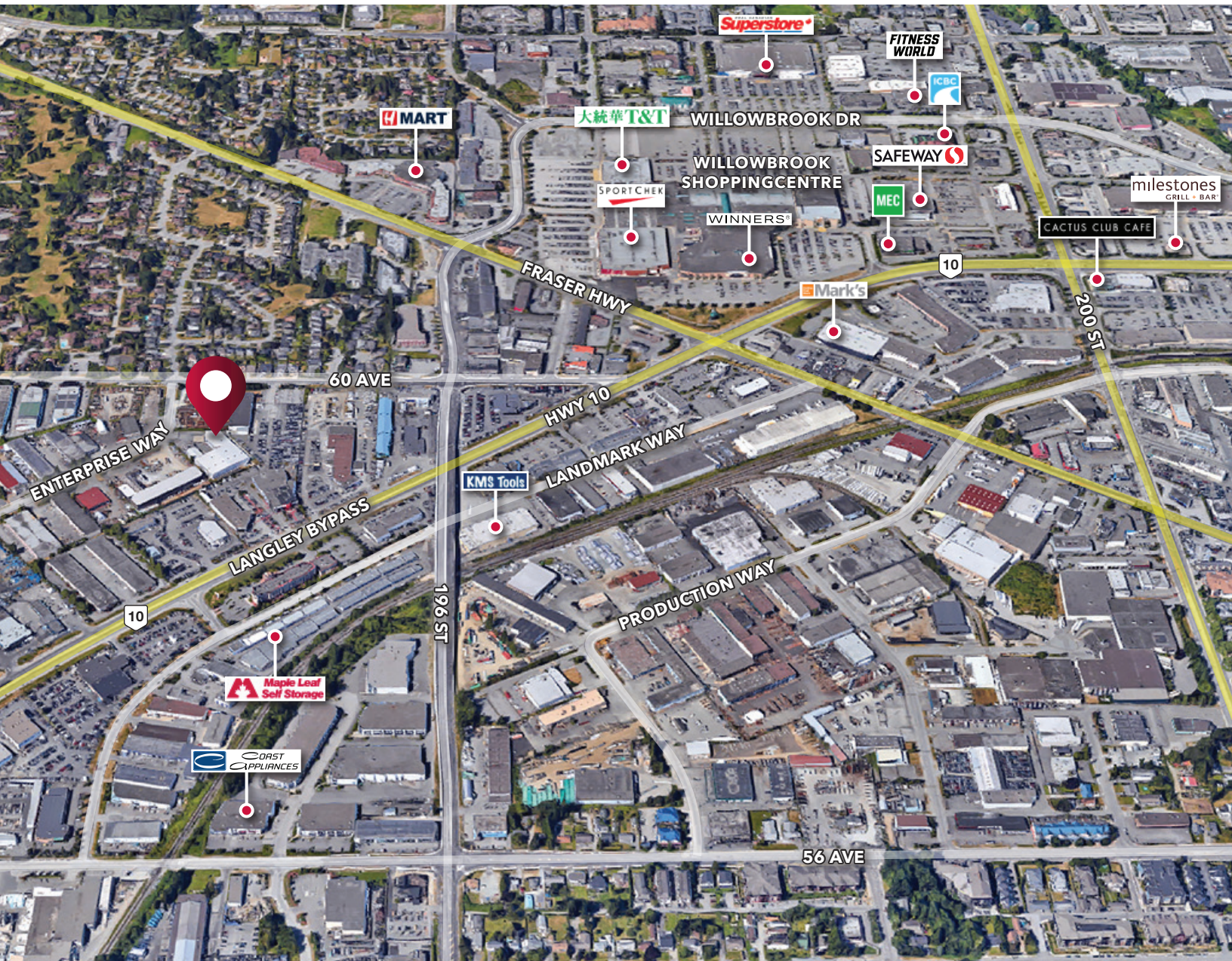
**Availability**

Immediate

**Site Plan**



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



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