

FOR LEASE | INDUSTRIAL  
UNIT 7 - 5508 PRODUCTION BOULEVARD  
SURREY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ Excellent Exposure to Production Boulevard
- ▶ 2,198 SF Office/Warehouse Space

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# FOR LEASE | INDUSTRIAL UNIT 7 - 5508 PRODUCTION BOULEVARD SURREY, BC

## Location

The subject property is situated South of Highway 10 and West of 196th Street within the heart of Cloverdale. This end-cap unit provides excellent exposure to Production Boulevard. This central location allows for easy access to Highways 10 & 15 and 200th Street. The units are in close proximity to several amenities including but not limited to the Willowbrook Shopping Centre, Langley Home Style Centre, Langley City Square, and other retailers.

## Features

- ▶ Forced air heating (warehouse)
- ▶ LED lighting
- ▶ Grade loading (10' X 12')
- ▶ Concrete block construction
- ▶ Front entrance/side loading
- ▶ Handicap two (2) piece washroom
- ▶ Kitchenette
- ▶ 3 phase power
- ▶ Private offices

## Available Space

Warehouse	1,310 SF
Ground floor office	533 SF
Mezzanine	355 SF
<b>Total</b>	<b>2,198 SF</b>

## Zoning

IL (Light Impact Industrial). Fully copy of bylaws available upon request.

## Asking Basic Rent

\$19.95 PSF per annum

## Additional Rent (2025 Estimate)

\$8.00 PSF per annum

## Total Monthly Rent + GST

\$5,119.51

## Availability

Contact Broker



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