

Freestanding Industrial Building for Lease

17535 & 17537 - 56 Avenue, Surrey



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3215 MacDonald Street
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Interior and Exterior Renovation
Recently Completed

LOCATION

This property fronts on to 56 Avenue (Highway 10) in the Cloverdale area of Surrey. This location provides easy access to all major traffic arteries across the Lower Mainland, including Highway 10, Highway 15, and the Trans-Canada Highway to the north.

BUILDING FEATURES (*1)

- 18' ceiling height in warehouse
- 600 volt, 400 amp 3-phase power
- Two - 10' x 12' grade doors
- Potential to fence rear loading area
- Rough-in for washer & dryer in warehouse area
- Office areas fully finished with both open office area & private offices

ZONING

IL: Light Impact Industrial Zone

POSSESSION

August 1, 2020

BUILDING AREA (*1)

Ground floor office	1,373 sq. ft.
2nd floor office	1,373 sq. ft.
Warehouse area	1,994 sq. ft.
TOTAL AREA	4,740 sq. ft.

LOT SIZE

0.15 acres

LEASE RATE

\$6,500.00 per month

OPERATING COSTS

\$2,620.25 per month

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(*1) Building measurements are from SEL Engineering plans. Power and Building Features to be confirmed by the Tenant if deemed important to the Tenant.

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