



FOR LEASE

Unit 102 - 6554 176 Street
Surrey, BC

Industrial Warehouse & Office Unit

- » Highway Exposure
- » Plenty of Parking
- » High Ceiling Warehouse
- » Available Immediately

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
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MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office: 6,104 ft²
 Warehouse: 4,863 ft²
 Total: 10,967 ft²

BASIC RENT

\$20.00 / ft² / per annum

ADDITIONAL RENT

\$6.00 / ft² / per annum

EST. GROSS RENT

\$23,761.83 / month + GST

ZONING

IB (Business Park Zone)

Intended to accommodate and regulate the comprehensive design of industrial business parks.

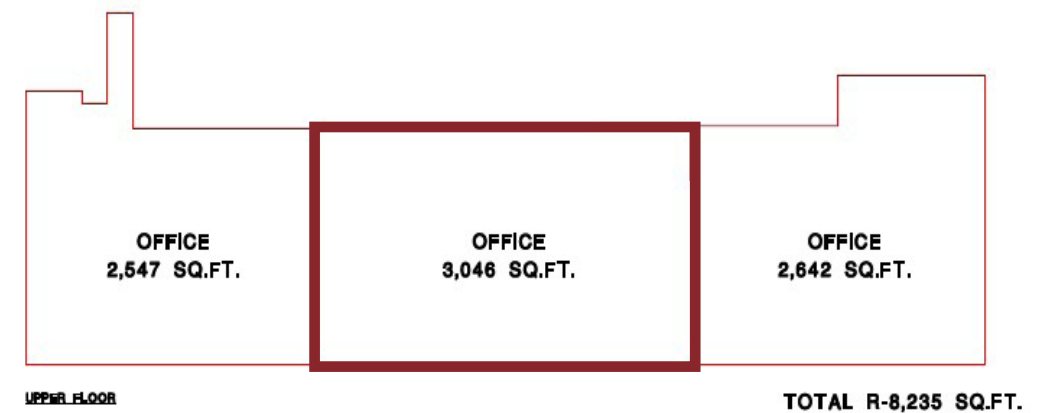


102 - 6554 176 Street (Surrey, BC)

Centrally located in Cloverdale, this 10,967 square foot industrial unit fronts Highway 15 and features a large loading area with plenty of parking. The unit features 3,046 square feet of ground floor showroom/office space and 3,058 square feet of second floor office space. The 4,863 square foot open warehouse area features three-phase power supply, 20 foot high ceilings, and is accessible via one grade level roll-up door and one dock loading roll-up door.

IB (Business Park) zoning allows for a wide range of light impact industry uses, and the unit is available immediately.

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FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



DRIVE TIMES

CLOVERDALE	9 MINS
WHITE ROCK	25 MINS
MAPLE RIDGE	28 MINS
SURREY	33 MINS
DELTA	36 MINS
ABBOTSFORD	43 MINS
BURNABY	48 MINS

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