# FOR SALE HIGH QUALITY LARGE BAY STRATA WAREHOUSE UNIT





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#### **UNIT 107**



#### THE OPPORTUNITY

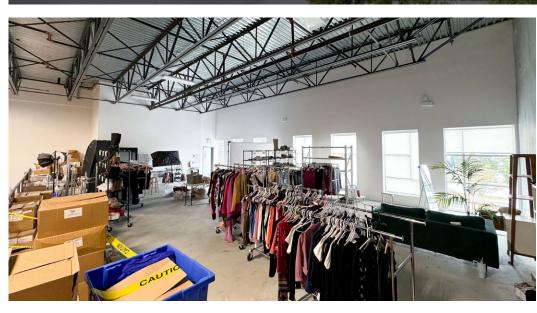
Purchase a new industrial strata unit in an extremely desirable and growing industrial park. Located on the southeast corner of 36th Avenue and 194th Street, the location offers access to all major roads and amenities.

- Blocks from 192nd Street, the major north-south thoroughfare
- Close proximity to the US Border
- Public transit nearby
- Amenities and restaurants within walking distance

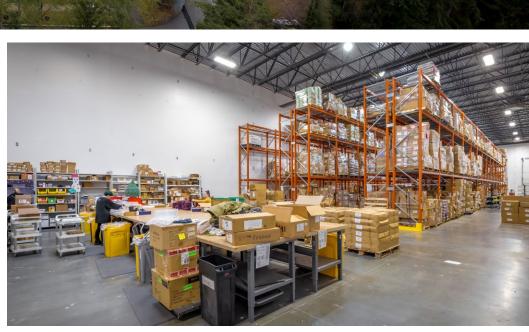
### SALIENT **DETAILS**

ASKING PRICE	Please contact listing agents	
STRATA FEES	\$1,433.94 per month (2024)	
PROPERTY TAXES	\$76,714.19 (2024)	
ASSESSED VALUE	\$9,227,000 (2024)	
UNIT 107	Warehouse Mezzanine Storage <b>Total</b>	14,014 SF 1,824 SF <b>15,838 SF</b>
FEATURES	<ul> <li>Concrete tilt up construction</li> <li>Ample glazing and natural light</li> <li>Skylights in warehouse</li> <li>Concrete mezzanine</li> <li>Available immediately</li> </ul>	
FLOOR LOAD	500 lbs per SF (Warehouse) 100 lbs per SF (Mezzanine)	
HEATING	Gas fired forced air heating units and ceiling fans	
PARKING	19 dedicated parking stalls	
SPRINKLERS	ESFR	
POWER	200 amp, 600 volt 3-phase power	
LOADING	2 dock doors, 1 grade door	
CEILING HEIGHT	26' clear ceilings in warehouse	
YEAR BUILT	2019	
ZONING	IB-1 Industrial Business Park	
CIVIC ADDRESSES	Unit 107 3577 194th Street, Surrey BC	









## THE HIGHLIGHTS

- State of the art features and brand new construction
- Excellent corporate appeal
- Opportunity to own in a market with extremely low vacancy and rising lease rates
- Ample room for truck maneuvering
- Flexible zoning allows for a wide variety of general industrial uses or distribution tenants
- Move-in ready





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