



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**18445 53<sup>RD</sup> AVENUE**

SURREY, BC

**10,535 - 22,395 Available**

With Finished Office, Dock, Grade Loading and Fenced Yard



**Rick Eastman**

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700 West Georgia Street, Suite 1200  
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Vancouver, British Columbia V7Y 1A1  
Main +1 604 683 3111  
**cushmanwakefield.ca**

### LOCATION

Immediately south of Highway 10 (56 Avenue) and a short drive east of Highway 15 (176 Street), this central location offers easy access to Highway 1, the US Border, Fraser Highway and Langley City. Many restaurant and retail amenities are minutes' drive away in Downtown Cloverdale.

### BUILDING AREA

	UNIT 101	UNIT 103	TOTAL
Main Floor Office:	2,677 SF	-	2,677 SF
Mezzanine Office Space:	2,691 SF	-	2,691 SF
Mezzanine Flex Space:	352 SF	1,663 SF	2,015 SF
Warehouse:	6,140 SF	8,872* SF	15,012 SF
<b>Total:</b>	<b>11,860 SF</b>	<b>10,535 SF</b>	<b>22,395 SF</b>

\*Includes shop offices

### BUILDING FEATURES

- 2008 concrete tilt-up construction
- 24' clear ceiling heights
- Four (4) grade / one (1) dock loading doors
- 600A, 600V 3-phase electrical service
- ±4,000 SF fenced compound, adjacent unit 103
- Exceptional quality a/c office finishing throughout
- ESFR sprinkler system
- Twenty-one (21) on-site parking stalls / Security bars throughout
- Fully air-conditioned

### LEASE RATE

\$19.50 PSF net per annum

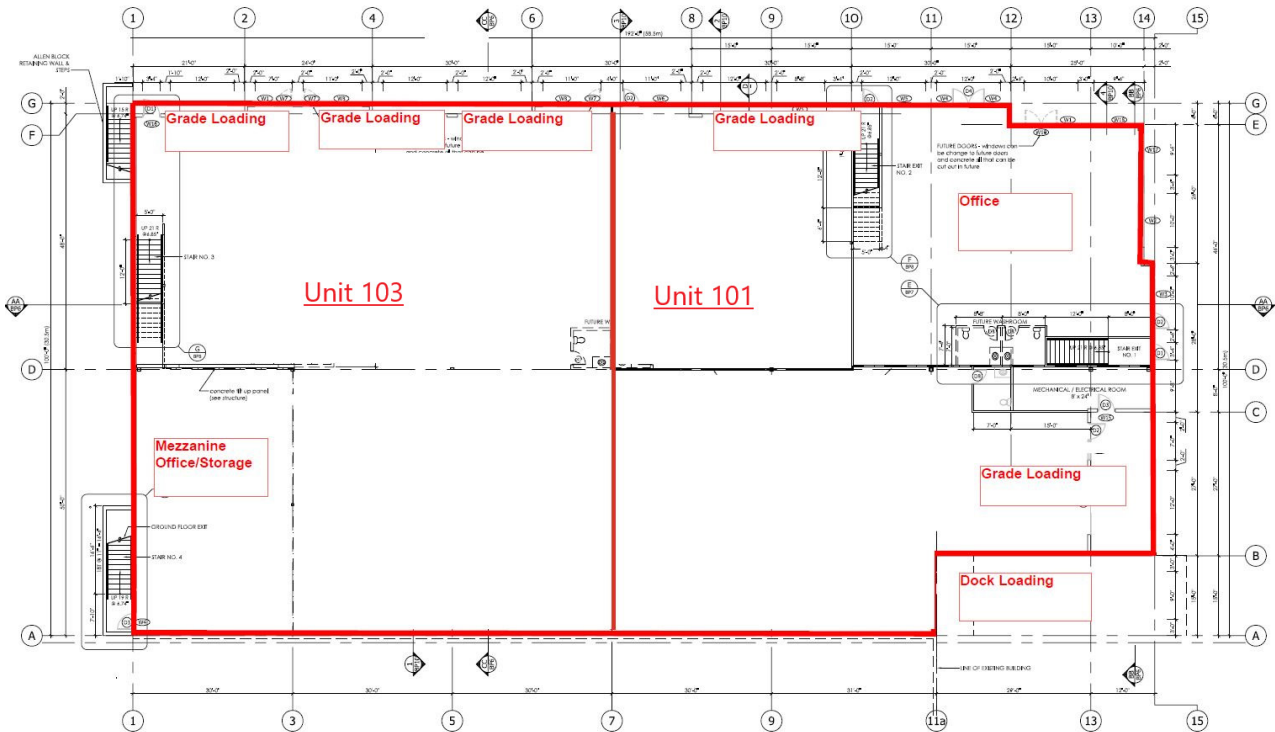
### ADDITIONAL RENT

- \$5.00 PSF per annum (2024 estimate)
- Plus 5% of Basic Rent as a management fee

### AVAILABILITY

Immediate

### MAIN FLOOR PLAN



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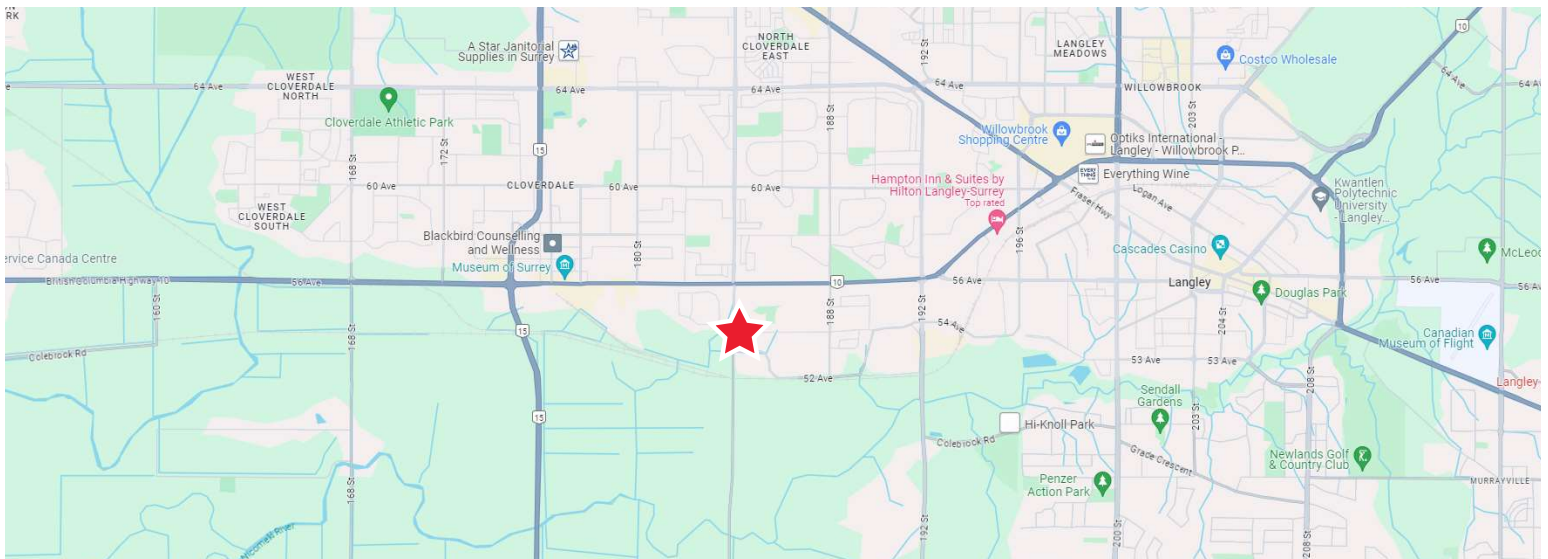
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**INTERIOR PHOTOS**



**LOCATION MAP**



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