

FOR SUBLEASE

6,112 SF WAREHOUSE/OFFICE WITH DOCK & GRADE LOADING

# 204/205 - 1923 Enterprise Way

**SURREY, BC** 



# For more information, kindly contact:

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# 204/205-19232 ENTERPRISE WAY, SURREY, BC

UNIT SIZE	Ground Floor: 1,556 SF   Warehouse: 3,000 SF   Mezzanine: 1,556 SF <b>Total Area: 6,112 SF</b>
ZONING	IL (Light Industrial) allowing for a wide variety of commercial and light industrial users
LOADING	Rear loading - 1 dock and 1 grade level loading door
WAREHOUSE CEILING HEIGHT	20' clear ceilings
PARKING	8 dedicated parking stalls
ASKING LEASE RATE	Please contact listing agents
ADDITIONAL RENT	\$5.88 PSF
AVAILABILITY	Immediately

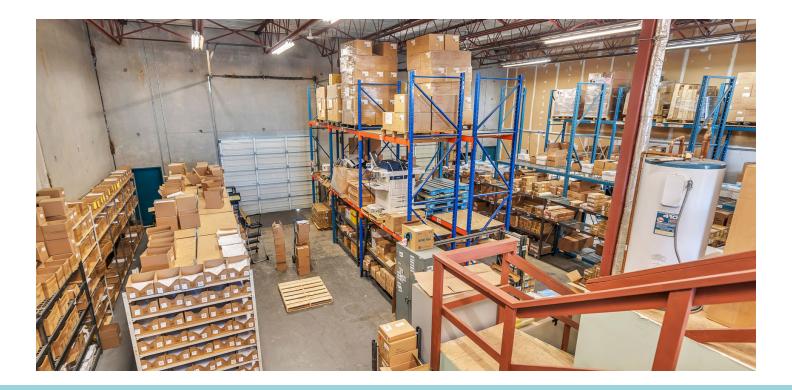
#### **OPPORTUNITY**

Cushman & Wakefield ULC is pleased to present a unique subleasing opportunity of two contiguous strata warehouse units, combining to offer a total of 6,112 SF. The premises comprises a 3,000 SF warehouse space with a 1,556 SF office area on the main floor, along with an additional 1,556 SF of mezzanine space.

# **LOCATION**

The subject property is strategically located on 192nd street north of Hwy #10, allowing for easy access to key traffic routes through Surrey and Langley. Future employees will benefit greatly from the myriad of amenities in walking distance of the site.





## **KEY FEATURES**



# Construction

Concrete tilt up construction



# **Glazing**

Attractive architectural features with an abundance of glazing



## Loading

Rear loading - 1 dock and 1 grade level loading door



# **Electrical**

Ample 3-phase power



# Office

Professional office built-out



#### Location

Ideally located in the Cloverdale market, just off of the Langley Bypass





# **DRIVE TIMES**

- Langley City Centre 5 mins
- Highway 1 15 mins
- Surrey City Centre 25 mins
- White Rock 25 mins
- US Border 25 mins
- Abbotsford 30 mins
- Downtown Vancouver 45 mins
- Delta Port 45 mins
- YVR Airport 45 mins

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