

FOR SUBLEASE

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

204/205 - 19232 Enterprise Way

SURREY, BC



For more information, kindly contact:

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204/205-19232 ENTERPRISE WAY, SURREY, BC

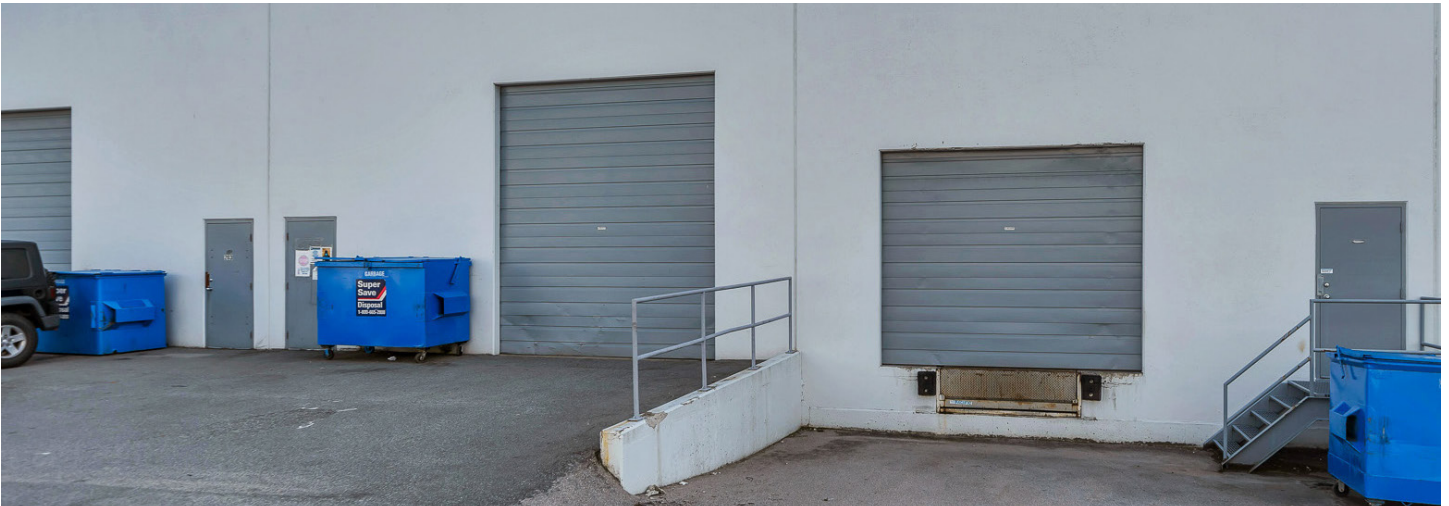
UNIT SIZE	Ground Floor: 1,556 SF Warehouse: 3,000 SF Mezzanine: 1,556 SF Total Area: 6,112 SF
ZONING	IL (Light Industrial) allowing for a wide variety of commercial and light industrial users
LOADING	Rear loading - 1 dock and 1 grade level loading door
WAREHOUSE CEILING HEIGHT	20' clear ceilings
PARKING	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



Electrical

Ample 3-phase power



Glazing

Attractive architectural features with an abundance of glazing



Office

Professional office built-out



Loading

Rear loading - 1 dock and 1 grade level loading door



Location

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



**SUBJECT
PROPERTY****ENTERPRISE WAY****192ND STREET**

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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