

2412 KING GEORGE BLVD



2418 KING GEORGE BLVD



FOR SUBLEASE - TWO FREE-STANDING BUILDINGS AVAILABLE

**2412-2418 KING GEORGE BLVD**

SURREY, BC



## FOR SUBLEASE

//2412-2418 KING GEORGE BLVD, SURREY, BC



### THE OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to sublease one or two free-standing industrial/commercial buildings. 2412-2418 King George Boulevard offers two unparalleled opportunities to establish or expand your business in one of South Surrey's most sought-after industrial and commercial corridors. This strategic location combines high visibility with accessibility, making it an ideal hub for a wide range of industrial, commercial, and retail operations.

### AVAILABILITIES

#### 2412 KING GEORGE BV: ±3,565 SF

- ±14,070 SF Lot
- Five parking stalls at front with more in rear
- Currently being used as a showroom space with warehouse storage

#### 2418 KING GEORGE BV: ±2,600 SF

- ±4,440 SF Lot
- HVAC service
- Security bars on windows
- Secured outside storage at rear
- Four parking stalls

### SUBLEASE RATE

Please contact listing agents

### SUBLEASE TERM EXPIRY

September 29, 2027

\*Longer terms available on a direct headlease basis.

### ADDITIONAL RENT (2024)

Estimated to be \$8.07 PSF, per annum

### ZONING

**CHI - Highway Commercial Industrial Zone** This Zone is intended to accommodate and regulate those commercial and related uses requiring large lots and exposure to major highway. Click [here](#) to view a the zoning information from the City of Surrey.

#### FOR MORE INFORMATION:

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WALKER'S PARADISE



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