



# FOR LEASE

*Unit 4 – 18474 96<sup>th</sup> Avenue, Surrey*



**4,084 sq. ft. of warehouse, office & showroom**

**Great 96<sup>th</sup> Avenue Exposure**

**Marketed by**

**John H. Lee**

**Personal Real Estate Corporation**

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This communication is not intended to cause or induce breach of an existing agency agreement.

# FOR LEASE

## Unit 4 -18747 96<sup>th</sup> Avenue, Surrey

**Location:**

The site is located on 96<sup>th</sup> Avenue, the main east-west corridor. The building offers easy access to Highway 1 via 200<sup>th</sup> Street or 176<sup>th</sup> Street exits.

**Zoning:**

IL; Light Impact Industrial Zone

**Ceiling Height:**

20' clear

**Sprinklers:**

Fully sprinklered

**Possession:**

Immediate

**Loading:**

One 10' wide X 12' high O/H Metal door

**Parking:**

Four car stalls

**Power:**

100 amp, 120/208 volt, s, 3 phase, 4 wire service

**Legal Description:**

P.I.D.: 016-270-126

Lot 1, District Lot 388A, Group 2,

New Westminster District Plan 86131

**Area:**

3,124 sq. ft. gr .floor warehouse and showroom  
\_960 sq. ft. 2<sup>nd</sup> floor air-conditioned office space  
**4,084 sq. ft. Total**

**Lease Rate:**

\$7.50 per sq. ft or \$2,552.50 per month

**Operating Costs:**

\$3.22 per sq. ft. (2011 estimate) or  
\$838.27 per month

**Positive Site Influences:**

- ✓ Great exposure off 96<sup>th</sup> Avenue
- ✓ Two skylights in warehouse area
- ✓ Four offices up stairs with storage room and washroom
- ✓ One finished showroom or office area under second floor office with one handicapped washroom
- ✓ 8' wide x 12' deep x 8' high vault





