



- ▶ **High Exposure to Highway 15/176th Street**
- ▶ **8,509 SF First Class Office/Warehouse Space**

### Location

Situated in Cloverdale Business Park, the subject property is fronting Highway 15 in North Cloverdale. The property offers excellent access to Highway 15, the Trans-Canada Highway (Highway 1), Highway 10, and the South Fraser Perimeter Road. There are an abundance of amenities nearby the property including Cloverdale Crossing and the Brick Yard Station retail centres on Highway 15, and Cloverdale Square Village on Highway 10.

### Highlights

- ▶ End-cap unit
- ▶ Dock and grade loading
- ▶ Ample parking
- ▶ Quality tilt-up construction
- ▶ Kitchenette

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# FOR SUBLEASE | INDUSTRIAL UNIT 103 - 6554 176 STREET SURREY, BC

## Zoning

IB (Business Park Zone) permits a wide variety of office and industrial uses. A full copy of the bylaw will be furnished upon request.

## Features

- ▶ Dock loading (8' X 10')
- ▶ Grade loading (12' X 14')
- ▶ Kitchenette
- ▶ Multiple private offices and boardroom
- ▶ Washrooms
- ▶ Ample parking
- ▶ 20' ceiling height (warehouse)

## Available Space

Warehouse	2,900 SF
Ground floor office	3,261 SF
Second floor office	2,348 SF
<b>Total</b>	<b>8,509 SF</b>

## Sublease Basic Rent

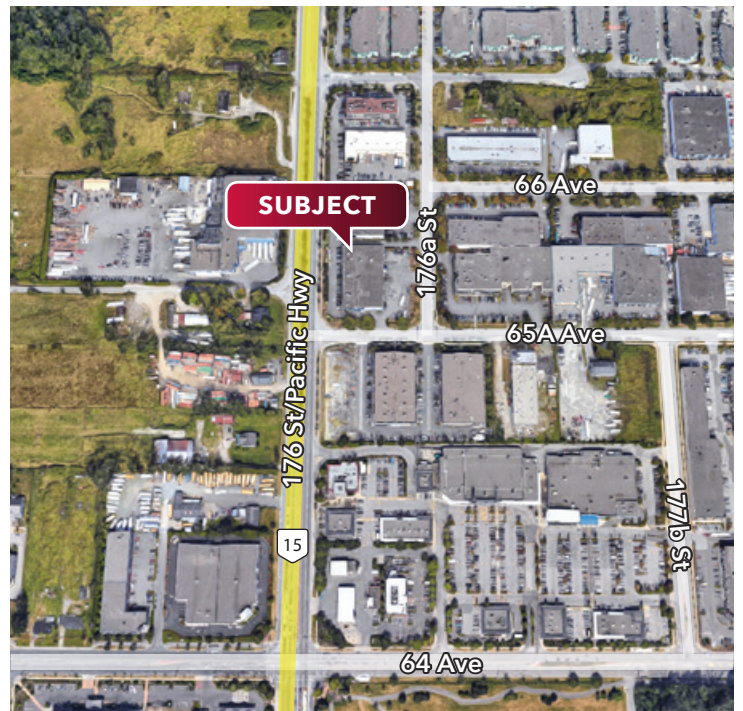
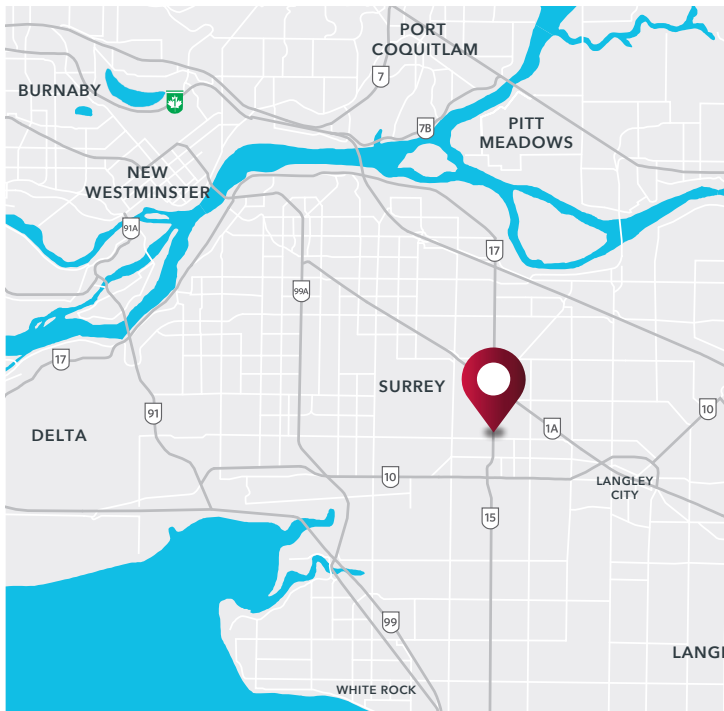
\$12.00 PSF per annum

## Additional Rent

\$5.00 PSF (2020 estimate)

## Availability

Immediate



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