

FOR LEASE

DOCK LOADING CLOVERDALE WAREHOUSE

19466 55 Avenue
Surrey, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 6,800 sf warehouse unit
- 26' clearing ceiling height
- Join Vij's Inspired Indian Cuisine
- \$6.95 psf net

*For more information
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LOCATION

Located in the industrial submarket of Cloverdale, the subject property is situated on 55 Avenue just off the Langley ByPass. This is a unique opportunity to join and benefit from sharing a complex with Vij's Inspired Indian Cuisine.

PROPERTY FEATURES

- Dock loading
- 26' clear ceiling height
- Significant 3 phase power
- Ample parking onsite
- High quality construction standards
- Short term lease option available

ZONING

Zoned IL (light industrial) which permits a wide range of industrial uses.

AVAILABILITY

6,800 sf warehouse unit

BASIC RENT

\$6.95 psf net

TAXES AND OPERATING COSTS

\$3.50 psf

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