

# FOR LEASE

17688 – 66 Avenue, Surrey  
Cloverdale Industrial



*6,423 Square Feet*

## LOCATION

Situated in the Cloverdale Industrial area of Surrey, north of Highway No.10 and just off of 176<sup>th</sup> Street (Hwy 15). The building is located on the southeast corner of 176A Street and 66 Avenue and is ideally suited for light manufacturing, and/or distribution use.

## LEASE RATE

\$9.00 per sq. ft. net

## TAXES & OPERATING EXPENSES

\$3.50 per sq. ft.

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## FEATURES

- 22' warehouse ceiling height
- Air-conditioned offices
- 3 phase electrical power
- Grade and dock level loading
- Tilt-up concrete construction
- Good onsite parking
- Store front office glazing
- Fenced off storage yard
- Close to amenities (restaurants, banks and shopping facilities)

## RENTAL AREA

Office	2,482 sq. ft.
Warehouse	3,941 sq. ft.
<b>Total</b>	<b>6,423 sq. ft.</b>

## ZONING

I-B (Industrial Business Park)

Alfred A. Marchi

Paragon Realty Corporation

#101 – 5550 – 152<sup>nd</sup> Street

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