

FOR LEASE

6554 - 176 Street, Surrey
Cloverdale Industrial



10,975 Square Feet

LOCATION

Situated in the Cloverdale Industrial area of Surrey on Highway No.15 (176th Street), north of Highway No.10. The building is located on the northwest corner of 176 Street and 65A Avenue and is ideally suited for light manufacturing, and/or distribution use.

LEASE RATE

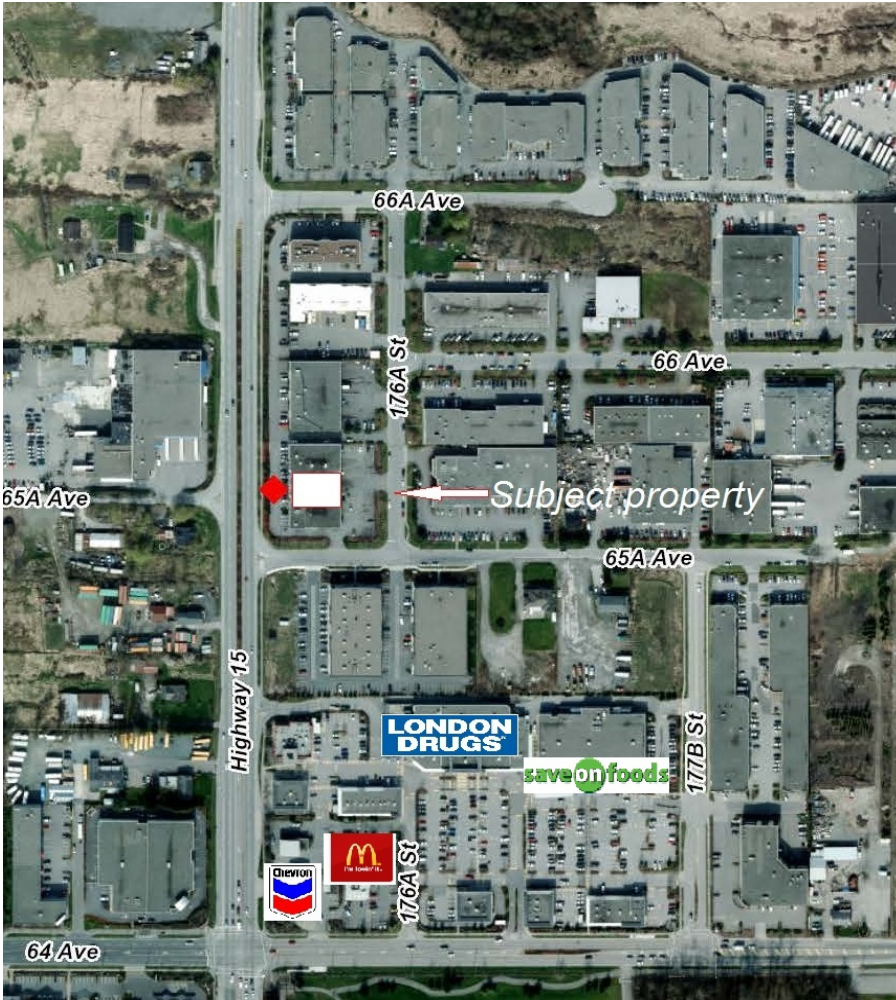
\$9.50 per sq. ft. net

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
- Close to amenities (restaurants, banks and shopping facilities)

RENTAL AREA

Office	6,092 sq. ft.
Warehouse	<u>4,873 sq. ft.</u>
Total	10,975 sq. ft.

ZONING

I-B (Industrial Business Park)

Alfred A. Marchi

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