



FOR SUBLEASE

18436

96 Avenue

Surrey, BC



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Overview

THE SUITE

The sublease space is a brand new end cap unit that has never been occupied and features primarily open warehouse area with high ceilings and a small mezzanine component. The unit comes equipped with LED high bay light fixtures, a unisex washroom, 2 electrically operated grade loading doors, and a fire and sprinkler system.



SALIENT DETAILS

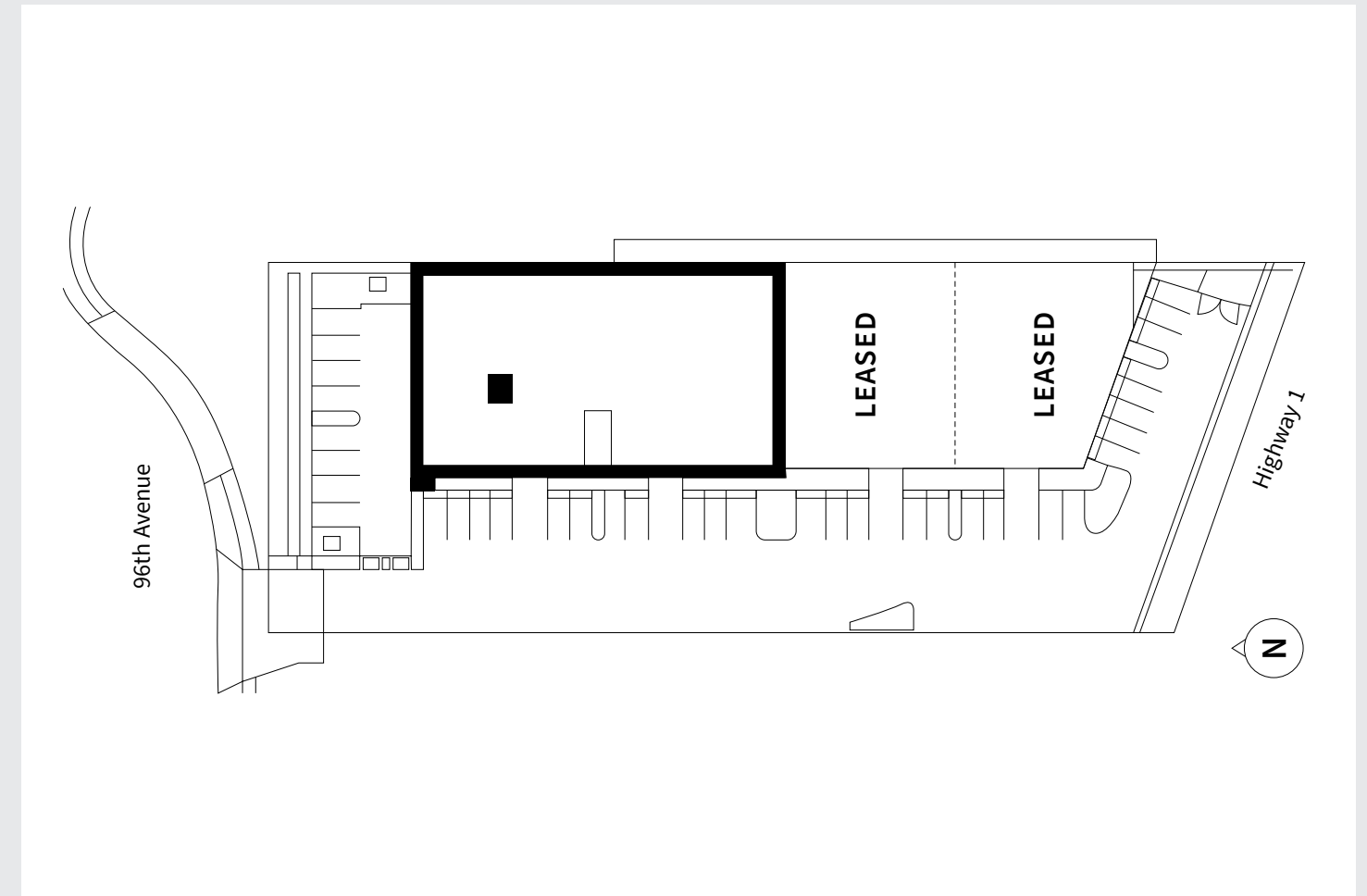
Size	13,622 SF
Sublease Expiry	April 30, 2027
Base Rent	Below market rent \$16.25
Availability	Immediately

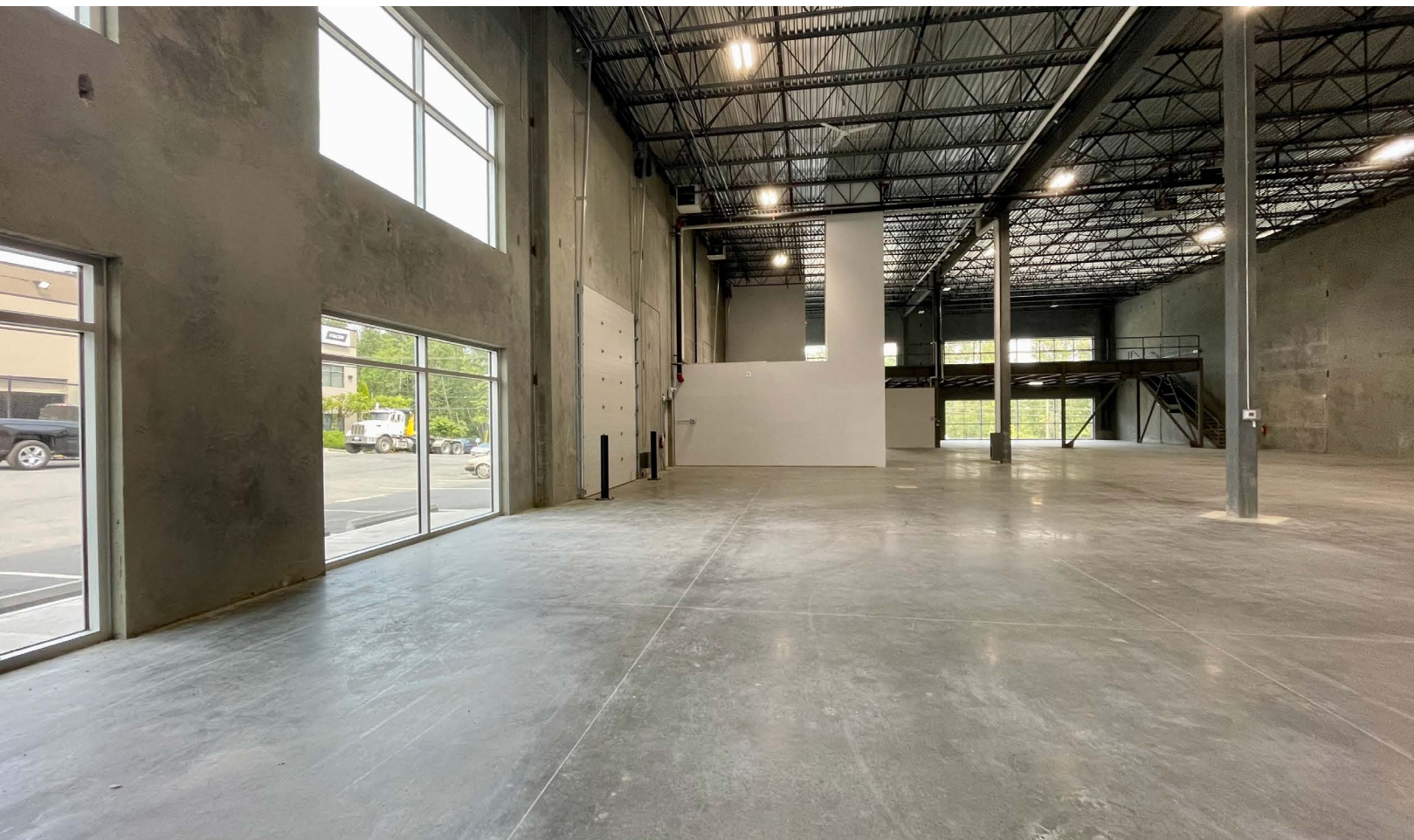
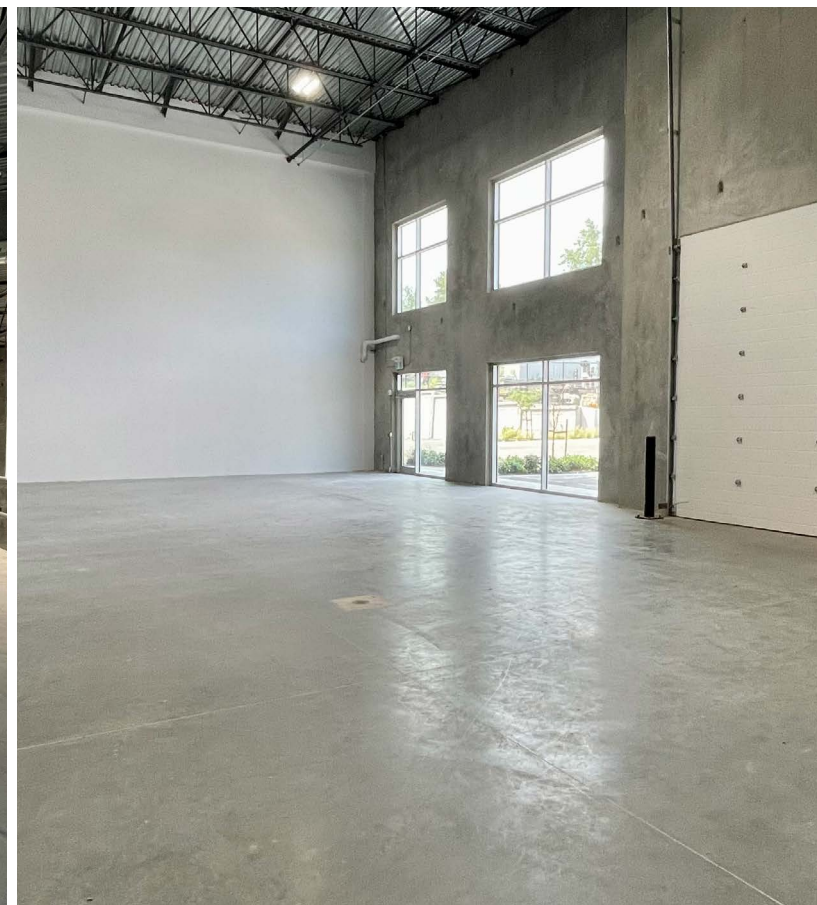
Unit 100

UNIT FEATURES

Warehouse: 10,822 SF Mezzanine: 2,800 SF	Signage opportunity	2 grade loading bays
12' mezzanine clear height	26' warehouse clear height	400 Amp at 347/600V 3-phase power
19 parking stalls	Washrooms	IL (zoning allows for a wide variety of light industrial uses)

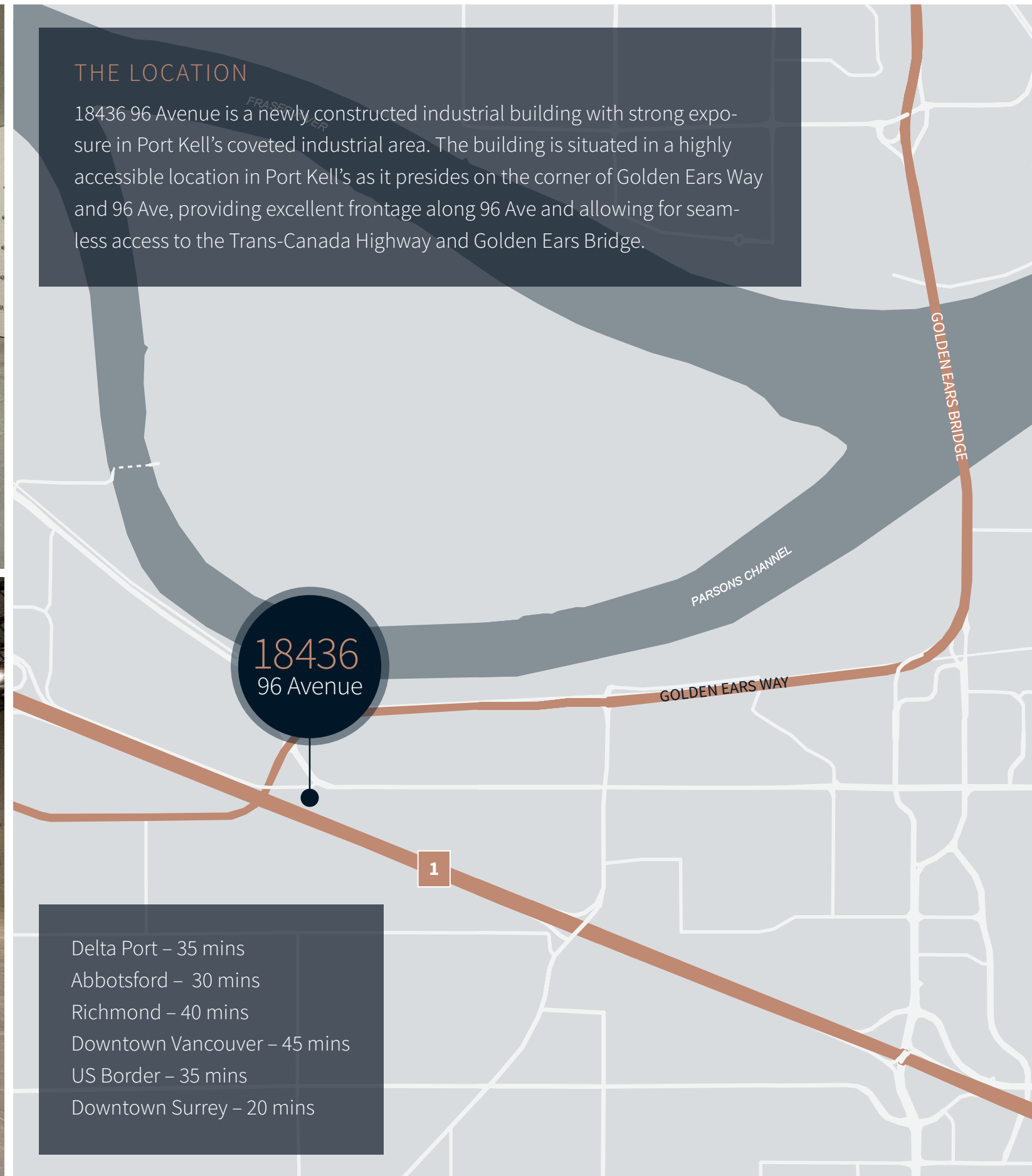
FLOOR PLAN





THE LOCATION

18436 96 Avenue is a newly constructed industrial building with strong exposure in Port Kell's coveted industrial area. The building is situated in a highly accessible location in Port Kell's as it presides on the corner of Golden Ears Way and 96 Ave, providing excellent frontage along 96 Ave and allowing for seamless access to the Trans-Canada Highway and Golden Ears Bridge.



- Delta Port – 35 mins
- Abbotsford – 30 mins
- Richmond – 40 mins
- Downtown Vancouver – 45 mins
- US Border – 35 mins
- Downtown Surrey – 20 mins



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