

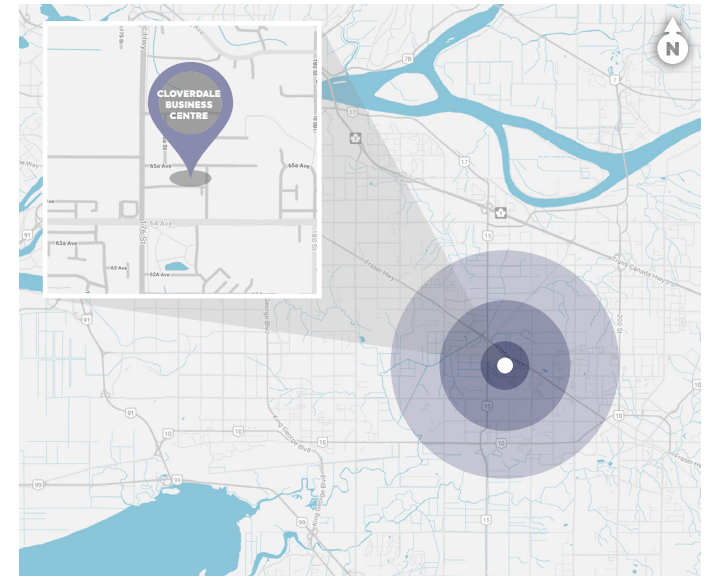
CLOVERDALE BUSINESS CENTRE – INDUSTRIAL

17720 – 65A AVENUE | SURREY, BC

+ INDUSTRIAL SPACE FOR LEASE

Two quick turns and you're on the highway from this small bay flex warehouse space conveniently located in Cloverdale.

Tenants of the centre will benefit from easy access to the highway as well as the retail amenities of the Cloverdale Crossing shopping centre. We've taken several steps to speed up the move-in process, such as already having applied for permits for handicap washrooms.



These industrial bays are perfect for small teams in need of a connected warehouse and office environment to take their business to the next level.

AREA DEMOGRAPHICS +

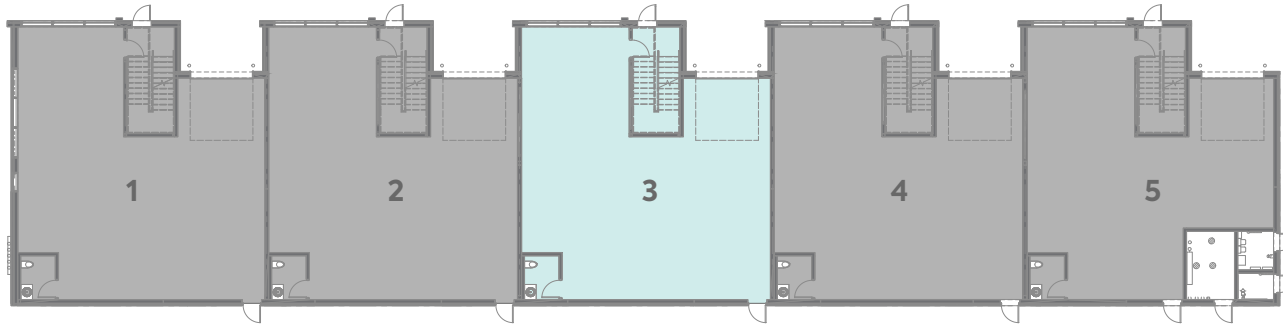


QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES

FLOOR PLAN +

Cloverdale Business Centre – Industrial Bays



FIRST LEVEL	1,885 SF	FIRST LEVEL	1,913 SF	FIRST LEVEL	1,912 SF	FIRST LEVEL	1,913 SF	FIRST LEVEL	1,700 SF
SECOND LEVEL	1,039 SF	SECOND LEVEL	1,054 SF	SECOND LEVEL	1,051 SF	SECOND LEVEL	1,054 SF	SECOND LEVEL	1,051 SF

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

1	Leased	2,924 SF	4	Leased	2,967 SF
2	Leased	2,967 SF	5	Leased	2,751 SF
3	Available	2,963 SF			

FEATURES +

- Warehouse units from 2,750 SF
- Three parking stalls per unit
- Gas fired unit heaters
- 22' clear ceiling height
- 3-phase electrical power
- Concrete mezzanine can be developed as office or used as storage

PROPERTY DETAILS +



ZONING
IB – Business Park Zone



LEASE RATE
Market



ADDITIONAL RENT
Prop Tax: \$5.20/SF
CAM: \$4.94/SF
EST. TOTAL: \$10.14/SF



AVAILABILITY
Immediately

CONTACT



CAMILLE LORIEAU
780.508.0204
clorieau@qualico.com