

FOR LEASE
COLEBROOK BUSINESS CENTRE
UNIT 110 - 5433 152 STREET
SURREY, BC



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COLEBROOK BUSINESS CENTRE

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LOCATION

Colebrook Business Centre consists of 3 multi-tenant buildings that total 366,185 sf and is centrally located in the City of Surrey on the southeast corner of 152nd Street and 54A Avenue, south of Highway 10. This complex provides tenants with the opportunity to locate in a newer, first class, high exposure building. These unique buildings are very well situated for those companies interested in wholesaling (including some retail) as high exposure showrooms and office buildouts can be easily accommodated. It is close proximity to all major transportation routes to Highways 91/99, 176th Street, Metro Vancouver and to the Canada/U.S. border.

ZONING

IB (Business Park Zone), allows variety of light industrial uses plus wholesale with related retail uses and office.

AVAILABILITY

January 1, 2025

PROPERTY FEATURES

- Excellent street frontage with exposure along 152 Street
- Appealing building design with attractive window glazing
- Two (2) dock loading doors at rear (53' trucks not permitted)
- 23' clear ceiling height
- 600 Volts, 800 Amps, 3 phase electrical service to entire building
- First class building maintenance

AVAILABLE AREAS

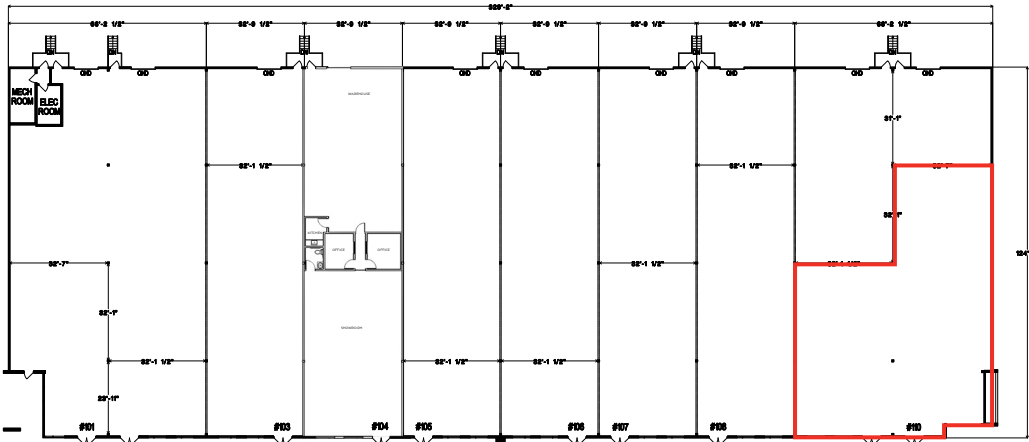
Unit 110 is 8,170 SF in total with a large open showroom, mezzanine storage and offices, and an efficient warehouse space at rear with two (2) dock doors.

LEASE RATE

\$20.75 per square foot, per annum, plus GST

ADDITIONAL RENT (2024)

Estimated at approximately \$8.28 per square foot, per annum, plus GST



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