

# FOR LEASE

## Willowbrook Business Centre

Unit 309, 19292 60 Avenue, Surrey, BC



This 2,599 sq. ft. warehouse unit has an air conditioned first floor office/showroom with a mezzanine above. The warehouse has grade level door and racking on one side. The office area has laundry connections and a kitchen counter. Room may be available on the pylon sign.



DIRECTOR OF REAL ESTATE  
**Leslie Koole**



PROPERTY MANAGER & LEASING AGENT  
**Hertha Muller**

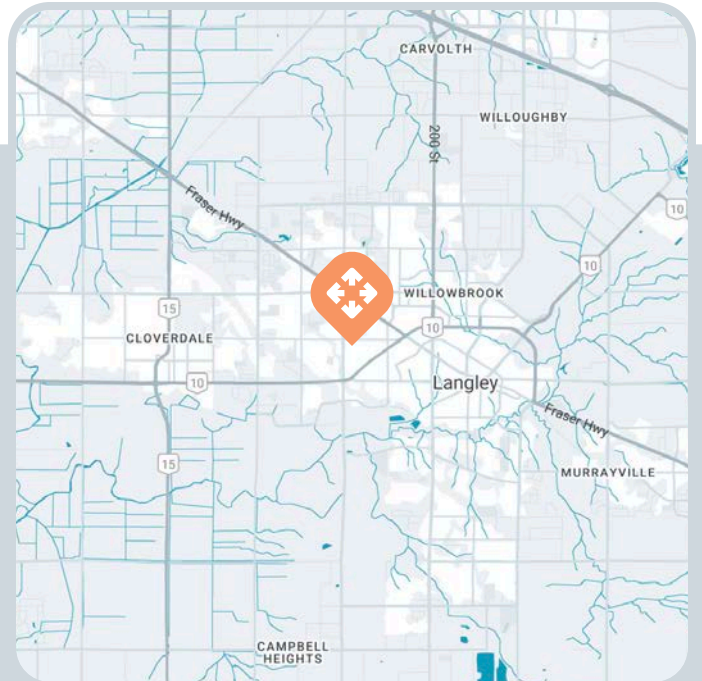


**604.533.1138**  
**leasing@benchmark-group.com**

Contact our leasing team and let's get you the commercial property experience you deserve.

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Unit 309, 19292 60 Avenue, Surrey, BC



## Unit Size

Warehouse 1,250 sq. ft.  
Main floor office 666 sq. ft.  
Mezzanine 683 sq. ft.

## Amenities

- Concrete tilt-up design
- 3 phase power
- Overhead heaters in warehouse
- Common garbage compactor
- Site security
- Ample on-site parking
- Excellent property management service by Landlord

## Lease Rates

Warehouse/Office/Showroom - \$20.00 psf  
Mezzanine - \$15.00 psf  
Operating Expenses - \$5.67 psf (2023) + 5% PM Fee

## Zoning

CD – Comprehensive Development Zone

## Location

Situated on the Langley/Surrey border, this well managed complex is within close proximity to many retail amenities of Cloverdale and Langley City. The property offers excellent access to 192nd Street, Highway 15, Highway 10/Langley Bypass, 200th Street and Fraser Hwy.

## TAKE YOUR PLACE OF BUSINESS TO THE NEXT LEVEL

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