

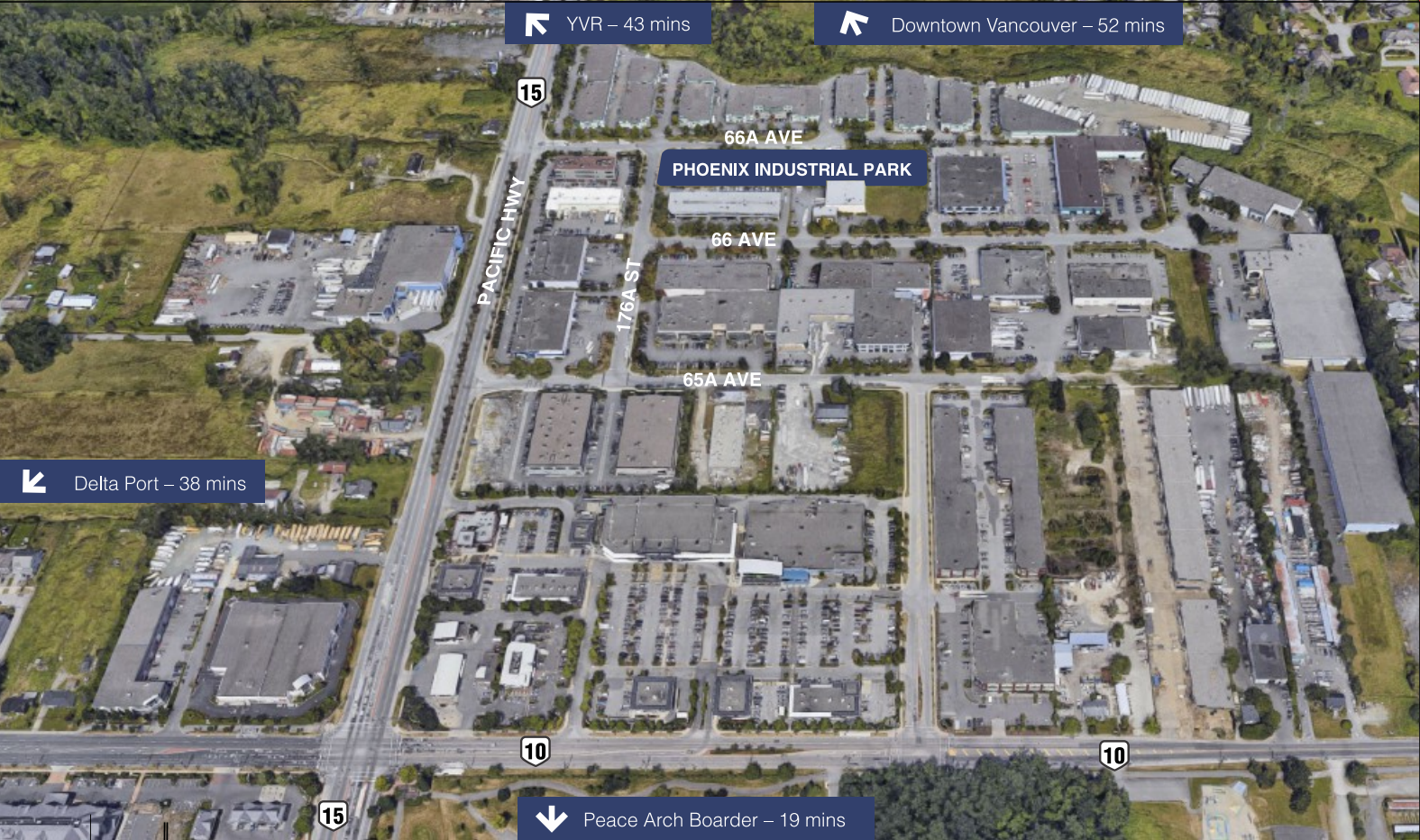


FOR LEASE

Phoenix Industrial Park

Spaces from
9000sqft – 48000 sqft





Phoenix Industrial Park is a prime leasing opportunity of next-generation industrial spaces in a central Surrey location along the Pacific Highway. Featuring two buildings totaling 48,000 sq ft, this state-of-the-art facility is complete with high-quality amenities to facilitate all your business needs such as 40 ft ceilings, large loading bays and ample parking.

Phoenix Industrial Park provides businesses with an invaluable strategic advantage thanks to its location. Being in close proximity to major connectors like Fraser Hwy, Pacific Hwy and BC Highway 10, this location is the perfect vantage point to access key transportation routes and communities throughout the Lower Mainland. You'll also be only minutes from numerous professional services and retail options found in the heart of Cloverdale.

Site Addresses

6628 176A Street, Surrey, BC
17686 66A Ave, Surry, BC

Property Type

Industrial, Office, Storage (Mix-Use)

6628 176A ST Leasable Area

Unit #101	13,928 SF
Unit #102	10,563 SF

17686 66A AVE Leasable Area

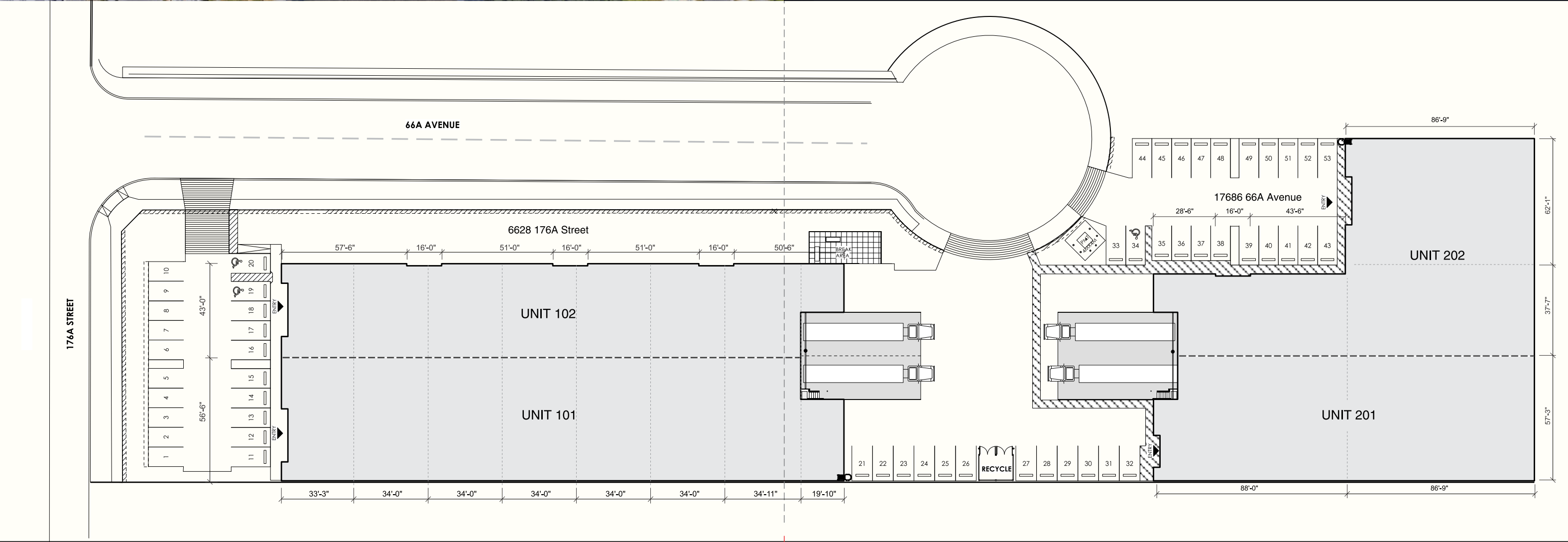
Unit #201	9,710 SF
Unit #202	11,402 SF

Building Features

- 1. 2 Buildings (48,000 sqft)
- 2. 40' ceilings
- 3. Option to combine units
- 4. Loading Areas
- 5. Security light fixture
- 6. Parking
- 7. Accessibility
- 8. Washroom (?)
- 10. Lighting (?)

Material List

- 1. Concrete painted walls (Off White & Natural Grey)
- 2. Double glazed alum. thermal broken window/door (Silver)
- 3. Steel canopy with glass roof (Black)
- 4. Groove lines / painted (Off White & Natural Grey)
- 5.Overhead Door (Off White)
- 6. Alum. board w/ wood grain coating
- 7. Corrugated metal canopy
- 8. Door (Natural Grey)
- 9. Metal channeling lettering (Black)





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