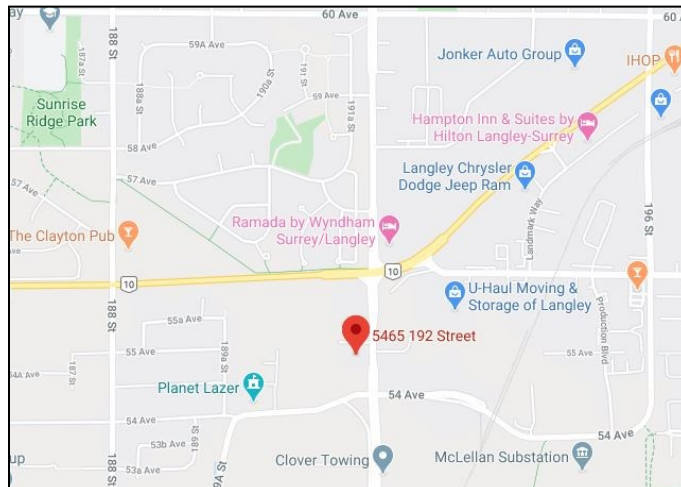




## Warehouse Available in Surrey For Lease

Unit 101 – 5465 192 Street, Surrey



**Must See!** Approx. 2623 SF warehouse available in Surrey. The ground loading door of warehouse is 14 ft high, and the ceiling is 20 ft. Located on the 192 street, and close to the intersection of Highway No.10 (56 Ave) and 192 Street. Only one more street to across the border of Surrey and Langley. There are groups of warehouses surrounding this building. Basic rent is \$14 per SF, and current additional rent around \$4.5 per SF. Neighbor office space Approx. 3820 SF is also available for lease. **Don't hesitate, call now for more details!**

### Property Information

Address: 5465 192 Street, Surrey  
PID: 905-007-228  
Zoning: IL (Light Impact Industrial Zone)  
Premises: Industrial, warehouse and office  
( Architectural, Engineering, Contractor,  
Government, Utility company)

### Basic Rent

\$14 per SF  
Approx. \$3,060.17 per month.

### Additional Rent

\$4.5 per SF  
Approx. \$983.63 per month.

### Leasable Area

2623 SF



**2015 Commercial Top 1 Winner**

**Raymond Leung PREC\* 梁國權**

**604-644-6482**

*Award Winning Services!*



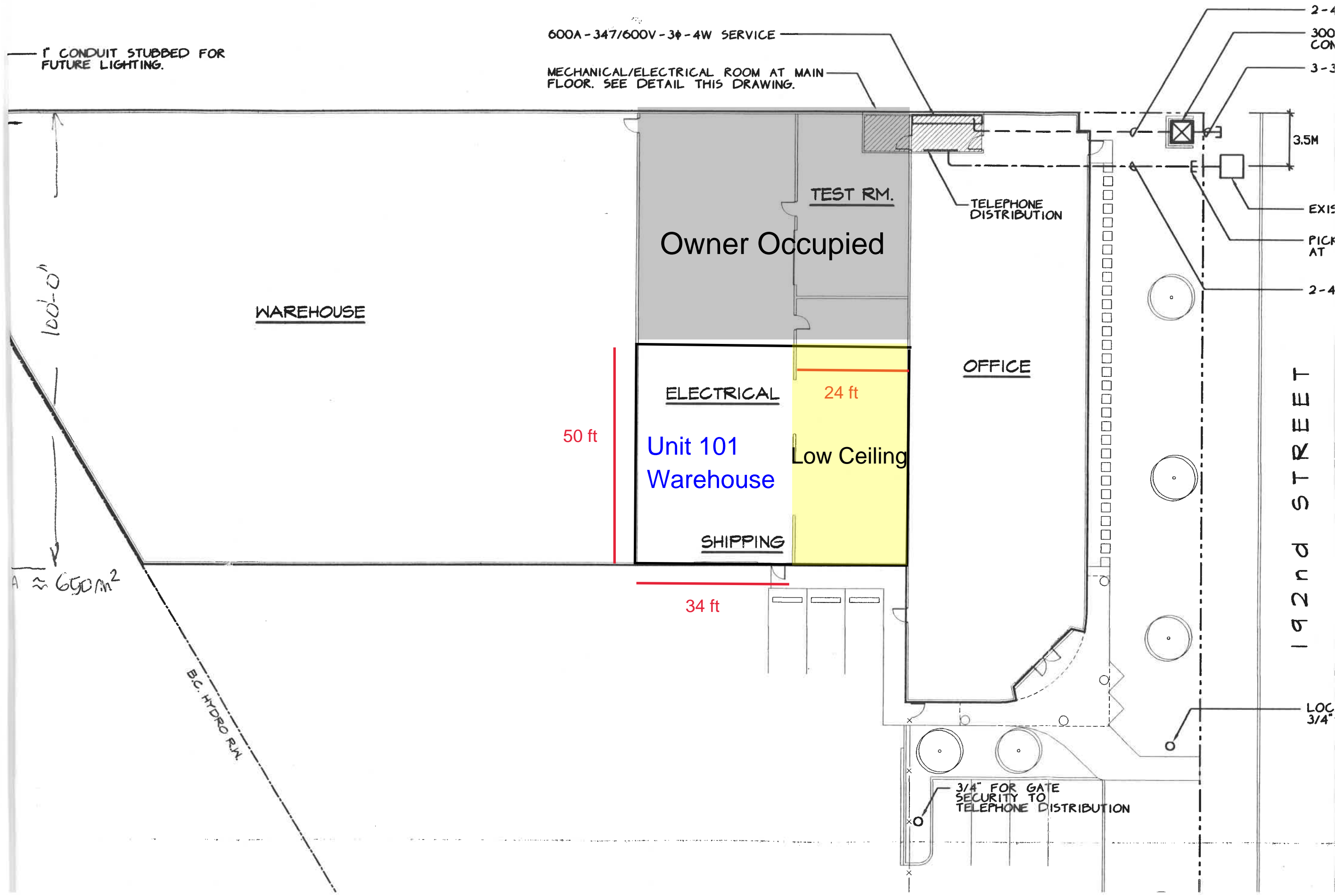
- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名



Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

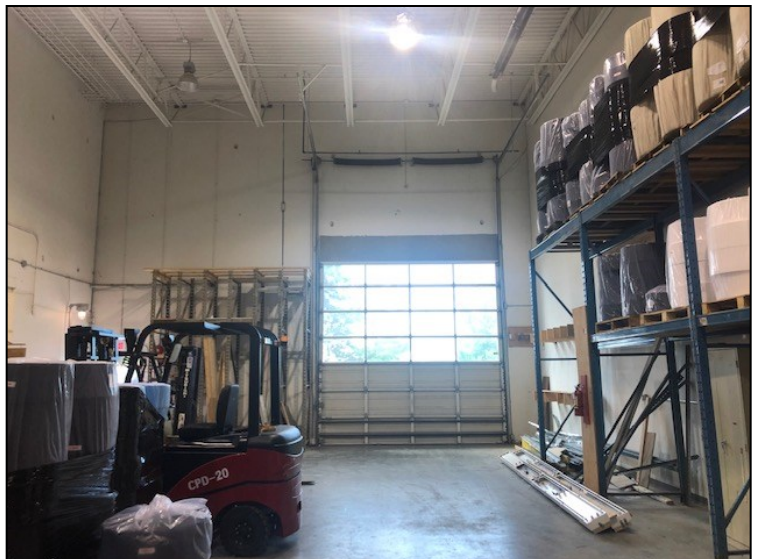
Tel: 604-644-6482 Fax: 604-439-2299 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

\*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

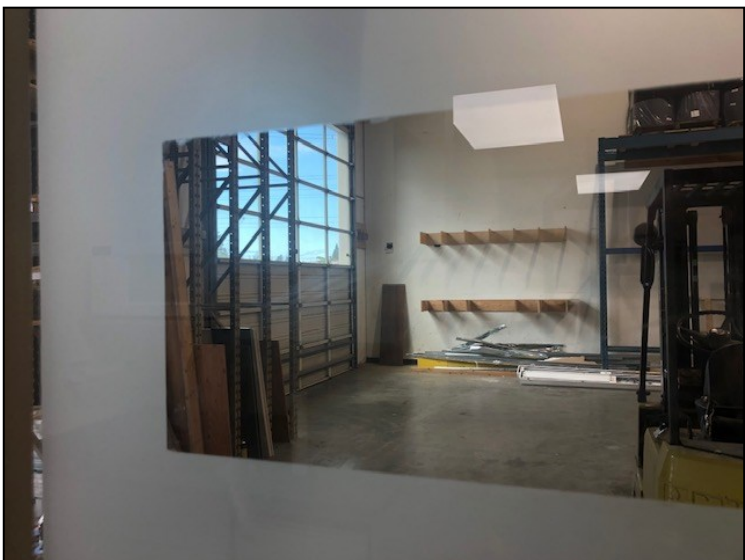


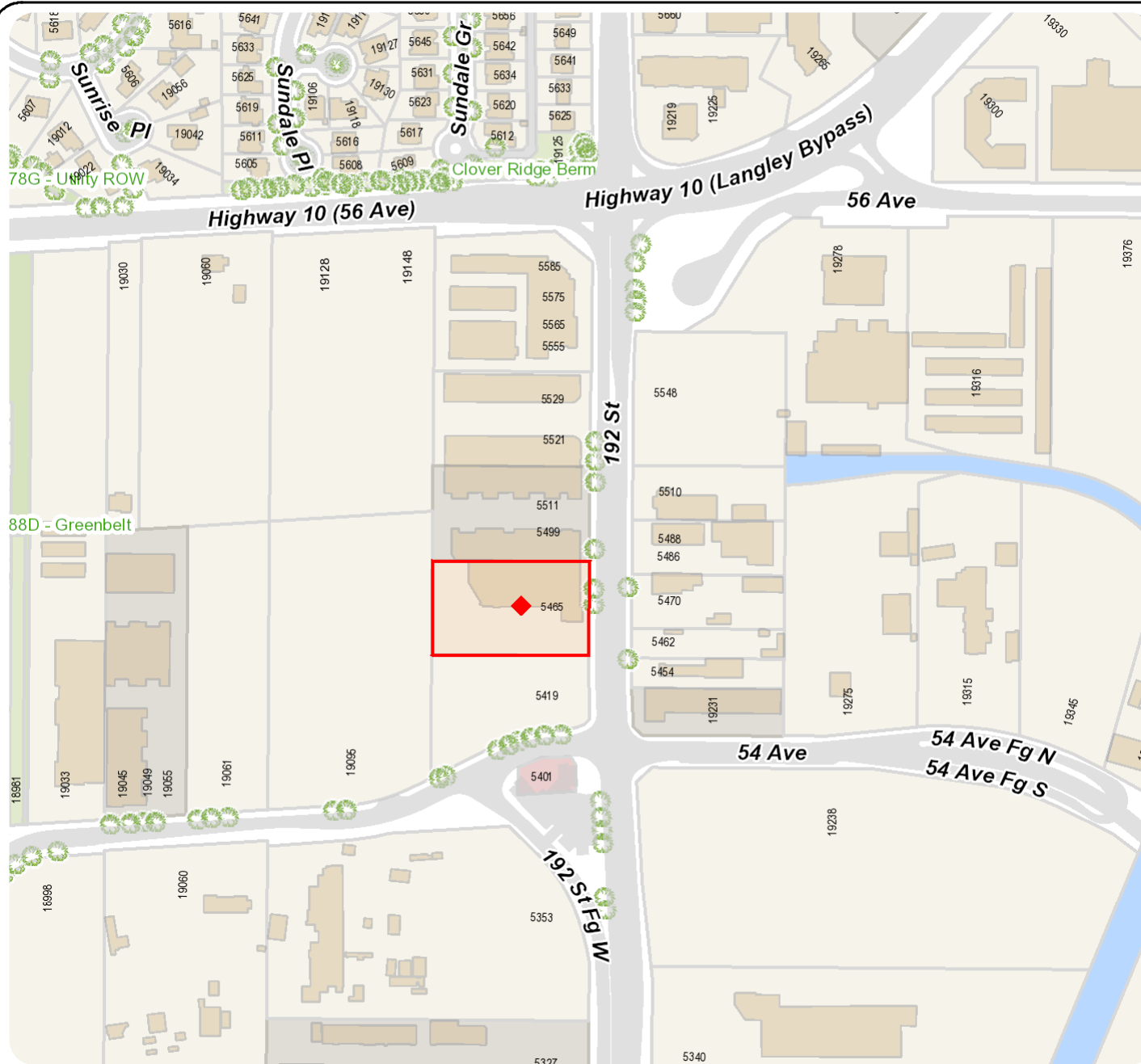












### Legend

- Road Surface
- Park Specimen Trees2000\_4000
- Park Outdoor Recreation Facilities

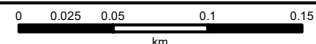
### Park Playgrounds

- Playground
- Water Playground

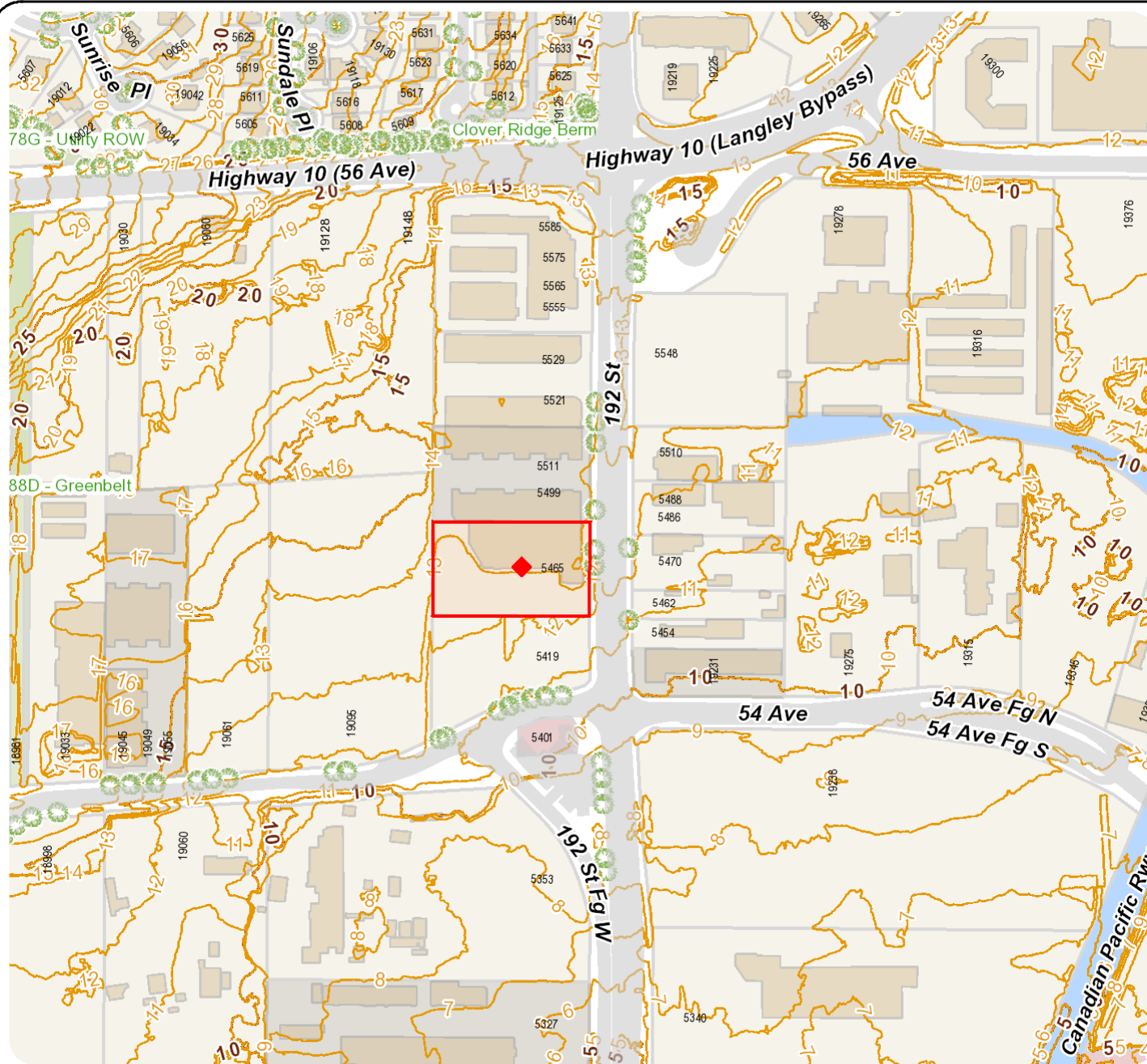
Enter Map Description

Scale: 1:4,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
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Map created on: 2020-06-16



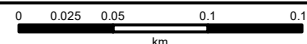
## Legend

- Road Surface
- Park Specimen Trees2000\_4000
- Park Outdoor Recreation Facilities
- Park Playgrounds**
  - Playground
  - Water Playground
- Park Sports Fields**
  - Sports Fields
  - Diamonds
- Contours - Intermediate (1m)

Enter Map Description

Scale: 1:4,000

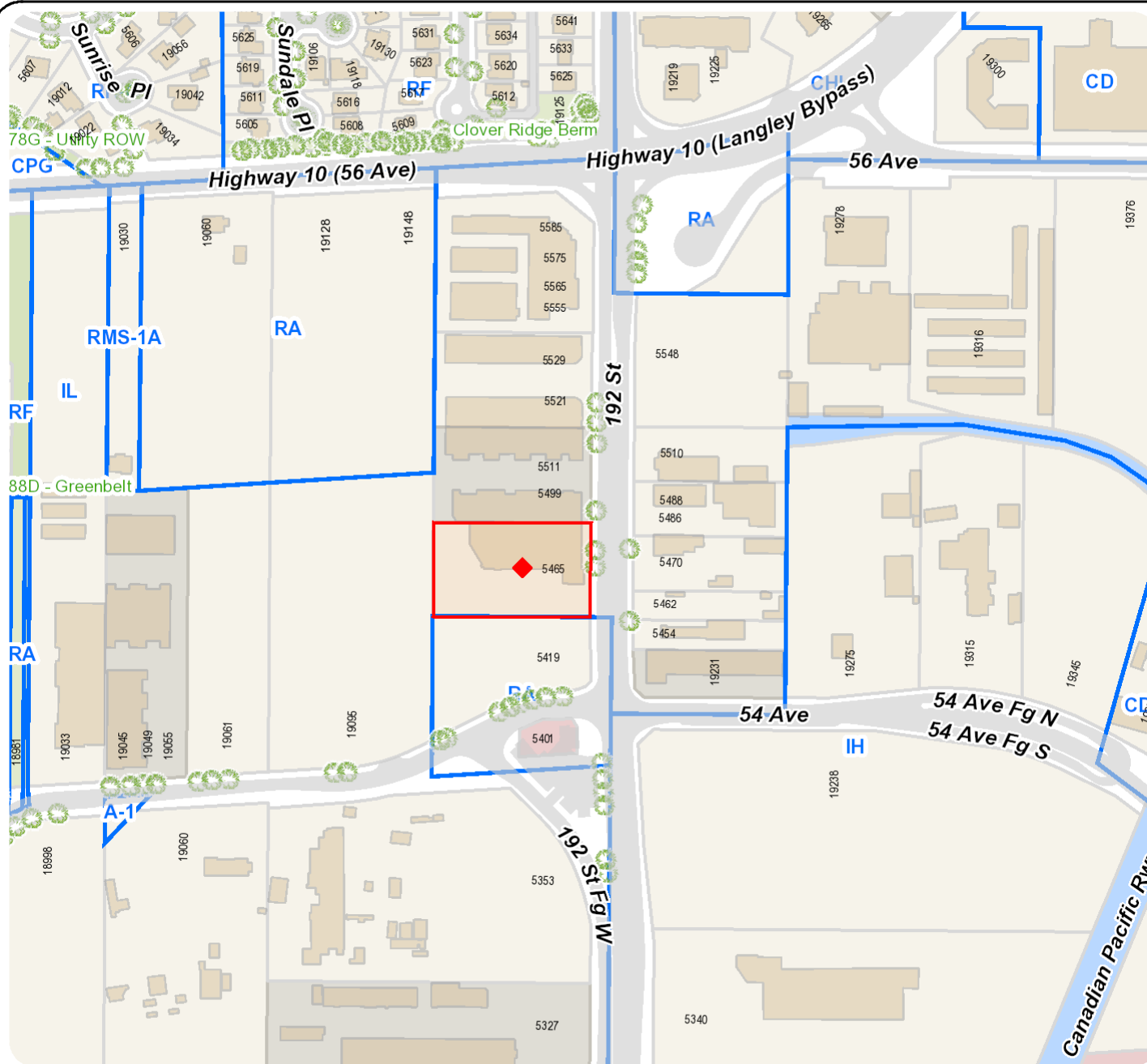
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Map created on: 2020-06-16



# COSMOS Zoning Map



## Legend

- Road Surface
- Park Specimen Trees2000\_4000
- Park Outdoor Recreation Facilities

## Park Playgrounds

- Playground
- Water Playground

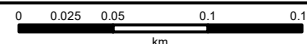
## Park Sports Fields

- Sports Fields
- Diamonds

Enter Map Description

Scale: 1:4,000

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Map created on: 2020-06-16





## Light Impact Industrial Zone

### Part 48

IL

#### A. Intent

**Amendments: 16957, 06/29/09**

This Zone is intended to accommodate and regulate the development of *light impact industry, transportation industry, warehouses, distribution centres* and limited office and service uses.

#### B. Permitted Uses

**Amendments: 12333, 07/25/94; 12715, 12/04/95; 13201, 09/16/97; 13212, 10/06/97; 13703, 05/17/99; 13970, 04/17/00; 14835, 11/18/02; 15664, 05/18/05; 17704, 07/23/12; 18487, 05/16/16; 19817, 05/27/19**

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry.*
2. *Recycling depots* provided that:
  - (a) The use is confined to an enclosed *building*; and
  - (b) The storage of used tires is prohibited.
3. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle* storage including recreational *vehicle* storage.
7. *Industrial equipment rentals.*
8. *General service uses* limited to the following:
  - (a) Driving schools;
  - (b) Taxi dispatch offices;
  - (c) Industrial first aid training; and

- (d) Trade schools.
- 9. *Warehouse uses.*
- 10. *Distribution centres.*
- 11. Office uses limited to the following:
  - (a) Architectural and landscape architectural offices;
  - (b) Engineering and surveying offices;
  - (c) General contractor offices;
  - (d) Government offices; and
  - (e) Utility company offices.
- 12. *Self-Storage Warehouse*
- 13. *Accessory uses* including the following:
  - (a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
  - (b) *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
  - (c) *Community services*;
  - (d) *Assembly halls* limited to *places of worship*, provided that:
    - (i) the *place of worship* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
    - (ii) the *place of worship* accommodates a maximum of 300 seats; and
    - (iii) there is not more than one *place of worship* on a *lot*.
  - (e) *Child care centres*; and
  - (f) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
    - i. Contained within the *principal building*;

- ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
  - iii. Restricted to a maximum number of:
    - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
    - b. Two dwelling units in each principal building of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
    - c. Notwithstanding Sub-sections B.12 (f) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area.
  - iv. Restricted to a maximum floor area of:
    - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;
    - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
    - c. Notwithstanding Sub-sections B.12 (f) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
- (g) Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.* provided that:
- i. it is part of an automobile painting and body work business;
  - ii. the number of rebuilt vehicles ready for sale shall not exceed 5 at any time;
  - iii. the business operator holds a current and valid Motor Dealer's certificate; and
  - iv. the business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.



**C. Lot Area**

Not applicable to this Zone.

**D. Density**

**Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17; 19995, 12/16/19**

For the purpose of building construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.1 or a building area of 300 sq. m, whichever is smaller. The maximum density may be increased to a floor area ratio of 1.00 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
2. In all other areas, the maximum density shall be a floor area ratio of 1.00.

**E. Lot Coverage**

The maximum *lot coverage* shall be 60%.

**F. Yards and Setbacks**

**Amendments: 12333, 07/25/94; 17471, 10/03/11; 19261, 06/26/17**

*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<b>Use</b>					
<i>Principal and Accessory Buildings and Structures</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	7.5 m* [25 ft.]	7.5 m [25 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

- \* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial, mixed employment or industrial*.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building: The *height* shall not exceed 18 metres [60 ft.].
2. Accessory buildings and structures: The *height* shall not exceed 6 metres [20 ft.].

**H. Off-Street Parking and Loading/Unloading**

**Amendments: 13774, 07/26/99; 18719, 05/30/16**

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

**I. Landscaping**

**Amendments: 13201, 09/16/97; 17471, 10/03; 18487, 05/16/16**

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide, or a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

6. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
7. Notwithstanding Sections I.1 to I.6 of this Zone, *truck parking facilities* must be screened to a height of not less than 1.5 metres [5 ft.] by *buildings* and/or solid fencing and/or *landscaping* strips along the *lot lines* that abut a *highway* or any *residential lot*, excluding *driveways*, and the screening must be maintained.

## J. Special Regulations

**Amendments: 13657, 03/22/99; 17471, 10/03/11**

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB(A); and
  - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*, excluding *vehicles* exceeding 5,000 kilograms [11,023 lbs.] *G.V.W.* which are intended for sale.
3. The storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area; and
4. *Wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored.
5. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
6. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.



**K. Subdivision**

**Amendments: 17471, 10/03/11**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq. m [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]
Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.		

**L. Other Regulations**

**Amendments: 13201, 09/16/97; 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10; 17471, 10/03/11**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
6. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.
7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
8. Development permits may be required in accordance with the *Official Community Plan*.
9. Safety regulations are as set out in the Health Act R.S.B.C. 1979, c. 161 and the "Surrey Fire Prevention By-law".
10. Permits may be required for the storage of *special wastes* in accordance with the Environmental Management Act, S.B.C. 2003, chapter 53, as amended.

11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.