



FOR LEASE
NORTH NEWTON WEST INDUSTRIAL CENTRE
Unit 12 - 8145 130TH Street
SURREY, BC



3,848 SF
Warehouse with Dock Loading



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**CUSHMAN &
WAKEFIELD**

FOR LEASE
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LOCATION

Situated in the Newton industrial area of Surrey, the complex is within close proximity to various surrounding industrial businesses, residential neighborhoods and amenities. The property offers excellent access to 80th Avenue, 128th Street, 130th Street, 132nd Street, King George Boulevard, and Nordel Way.

ZONING

I-L (Light Impact Industrial) allows for a wide range of light industrial uses such as manufacturing, warehousing, distribution and storage uses are permitted.

AVAILABLE AREA

Unit 12 - 8145 130 Street

Main Floor	3,148 sf
Mezzanine	700 sf
Total Available Area	3,848 sf

BUILDING FEATURES

- Concrete tilt-up construction
- Minimum 18' clear ceilings
- Forced air gas warehouse heating
- Fluorescent lighting
- Efficient clear-span warehouse
- One (1) front dock loading door
- Functional office space
- One (1) bathroom

BASIC LEASE RATE

\$21.50 PSF, net, per annum, plus GST

ADDITIONAL RENT (2024)

Estimated at \$7.40 PSF, per annum

AVAILABILITY

Immediate



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