



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
BUILDING ONE - NEWTON OMNIPLEX CENTER
7788 132ND STREET
SURREY, BC**

6,552 SF HIGH EXPOSURE INDUSTRIAL SPACE

REDUCED - \$21.95 PSF/YR, NET



Kevin Volz

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@ca.cushwake.com

Jot Mattu

Senior Associate, Industrial
+1 604 639 9352
jot.mattu@ca.cushwake.com

Rick Dhanda

Personal Real Estate Corporation
Associate Vice President, Industrial
+1 604 640 5816
rick.dhanda@ca.cushwake.com

Andrew Green

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@ca.cushwake.com



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LOCATION

Located in the Newton industrial area, the subject property is close to numerous residential neighbourhoods and commercial amenities such as shopping and restaurants. The subject property has exposure to 78th Avenue and is easily accessible to 132nd Street, 76th Avenue, 128th Street, Scott Road, King George Boulevard, Highway 10 and the Alex Fraser Bridge.

ZONING

I-L (Light Impact) zoning allows for a wide range of industrial uses including light industrial uses, warehousing, storage, distribution, and general service uses. Some specific office uses are also permitted under this zoning.

PROPERTY FEATURES

- Concrete tilt-up construction
- High exposure 132nd Street frontage
- Ample on-site parking, street parking also available
- Fully sprinklered
- Property is gated
- Easily accessible by public transit

AVAILABLE AREA

Units 1 & 2	
Warehouse	3,304 SF
Main Floor Office	1,624 SF
Total Main Floor Area	4,928 SF
Second Floor Office Area	1,624 SF
Total Available Area	6,552 SF

- Corner unit/78th Avenue exposure
- Two (2) rear grade loading doors
- Large showroom space
- Numerous private offices
- Multiple washrooms
- Five (5) parking stalls in front, two (2) at rear

LEASE RATE

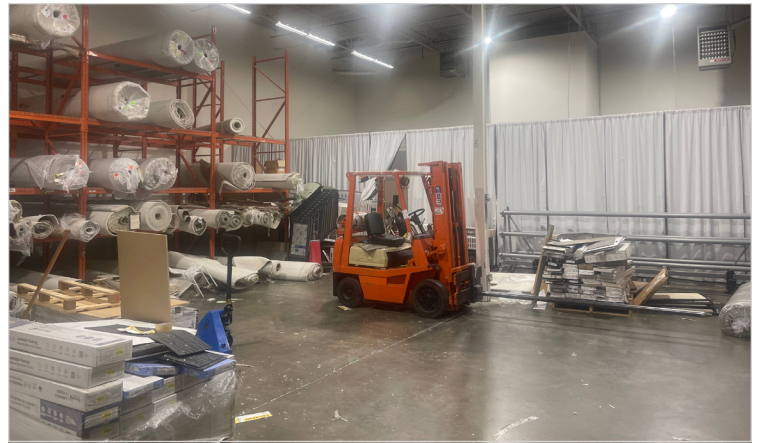
REDUCED - \$21.95 per square foot, per annum, net, plus GST

ADDITIONAL RENT (2024)

Estimated at approximately \$5.68 per square foot, per annum, plus GST

AVAILABILITY

Immediate



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