

# 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 78<sup>th</sup> Avenue and is easily accessible to 132<sup>nd</sup> Street, 76<sup>th</sup> Avenue, 128<sup>th</sup> 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 132<sup>nd</sup> 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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