

FOR LEASE

**40,335 SF OF INDUSTRIAL SPACE**



11675 130<sup>TH</sup> STREET

**SURREY**

*ECONOMICAL DISTRIBUTION/MANUFACTURING SPACE WITH HEAVY POWER AND 3 ACRES OF DEDICATED YARD STORAGE*



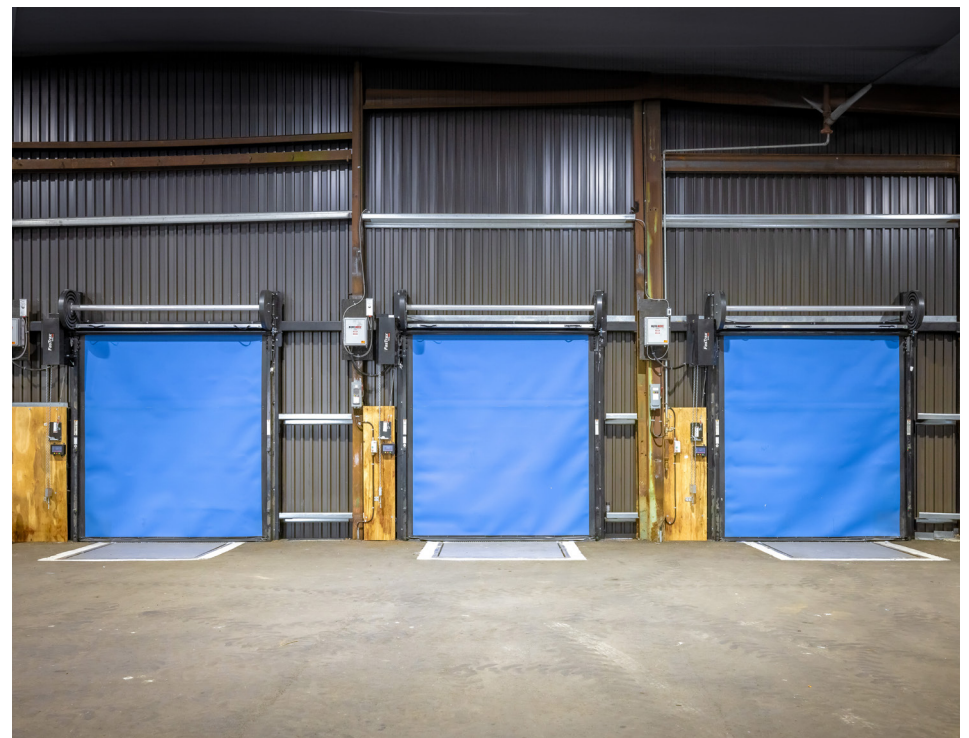
CUSHMAN &  
WAKEFIELD

11675 130th Street | Surrey

# PROPERTY HIGHLIGHTS

Located in the coveted Bridgeview Industrial area, 7.5 Acre site offers 40,335 SF building with heavy power and access yard storage.

Total Area:	40,335 SF	
Office:	Turnkey	
Warehouse:	40,335 SF	
Yard Storage:	3 Acres	
Clear Height:	19' - 24'	
Loading:	3 Dock, 2 Oversized Grade Door	
Parking:	Ample Parking	
Sprinklers:	Fully Sprinklered	
Power:	480 Volts, 400 Amps, 3-Phase	
Annual Basic Rent:	Building:	\$19.50 PSF
	Yard:	\$3.00 PSF
Additional Rent (2024):	Building:	\$2.23 PSF (est.)
	Yard:	\$1.02 PSF (est.)
Availability:	Immediate	



*\*Tenant to confirm if deemed important*

# SITE PLAN

## 40,335 SF

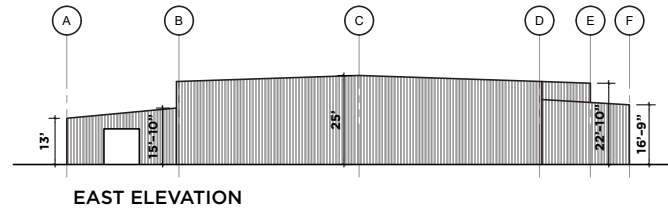
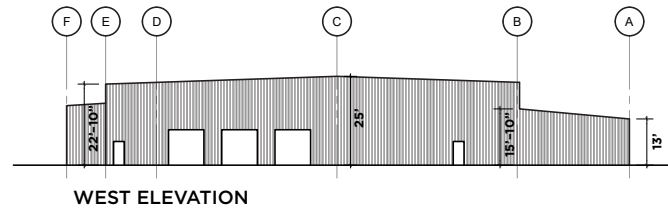
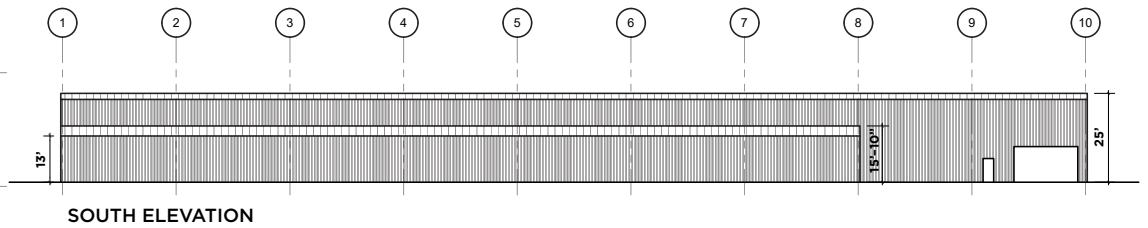
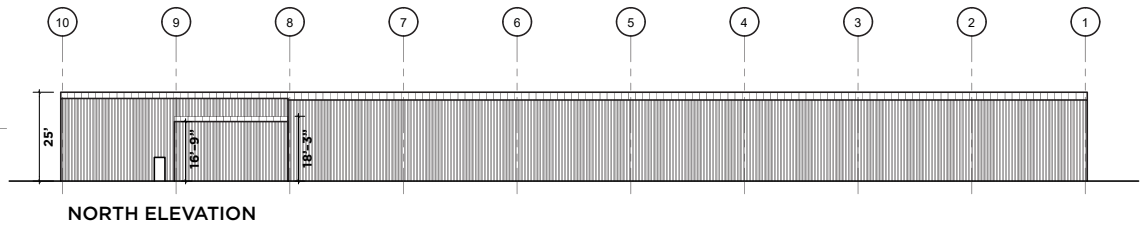
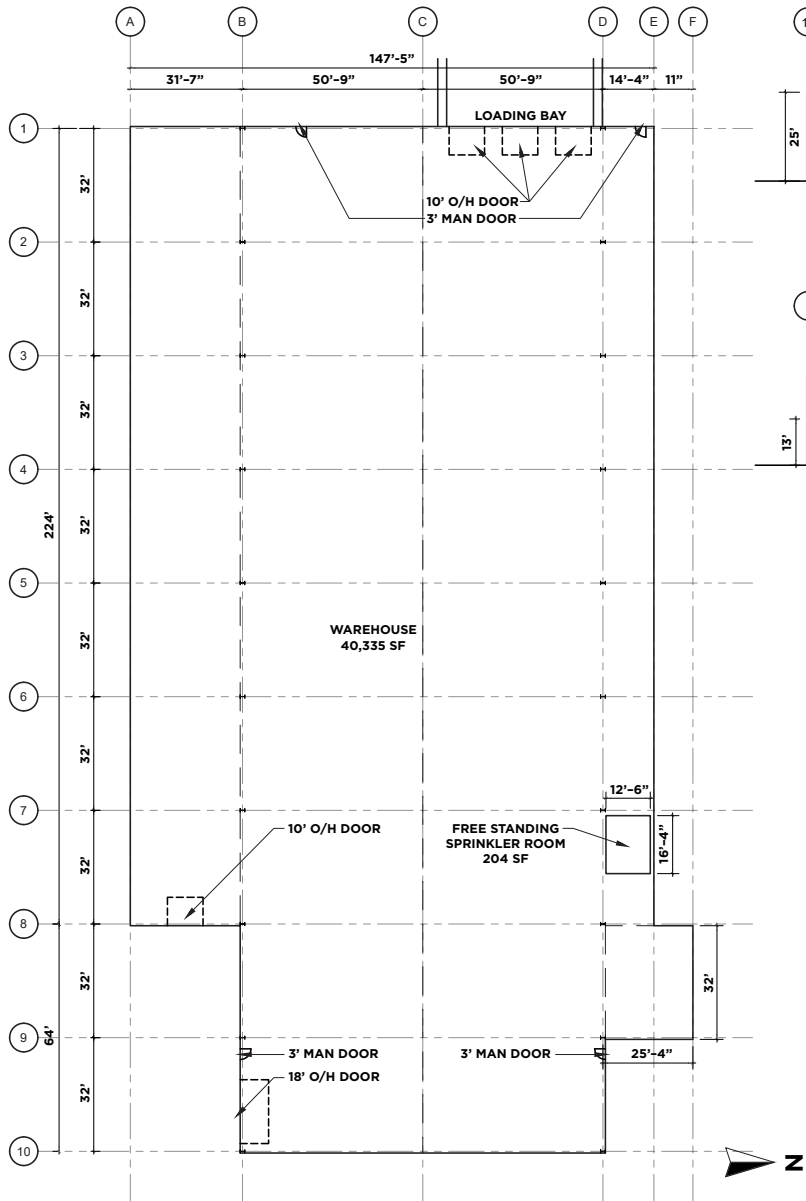


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# FLOOR PLAN



# CONTACT INFORMATION

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