40,335 SF OF INDUSTRIAL SPACE



11675 130TH STREET

SURREY

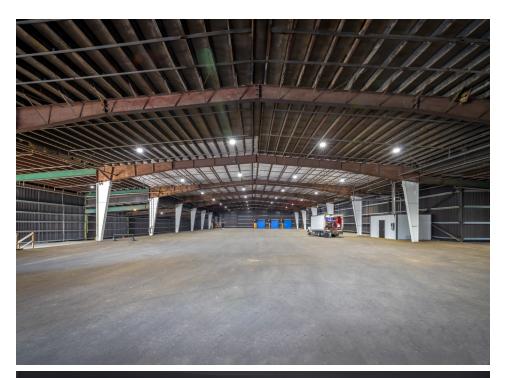
ECONOMICAL DISTRIBUTION/MANUFACTURING SPACE WITH HEAVY POWER AND 3 ACRES OF DEDICATED YARD STORAGE



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**



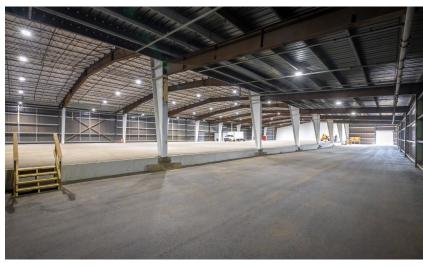
*Tenant to confirm if deemed important





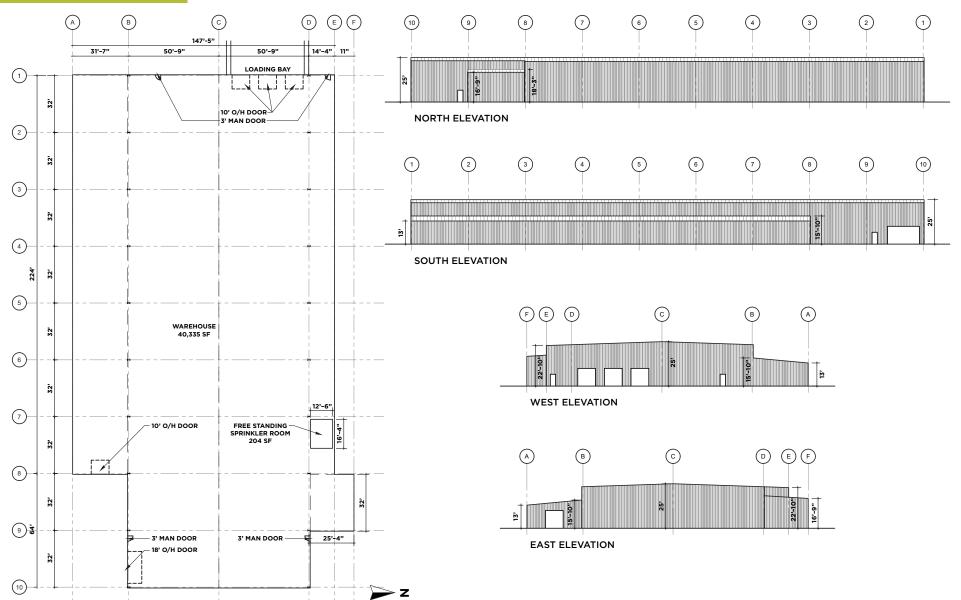






*Tenant to confirm if deemed important

FLOOR PLAN





RICK DHANDA

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

ERIC RICE

Vice President, Industrial +1 604 640 5877 eric.rice@ca.cushwake.com

KEVIN VOLZ

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

700 West Georgia Street Suite 1200 | Toronto Dominion Tower Pacific Centre | Vancouver, BC V7Y 1A1 +1 604 683 3111 cushmanwakefield.ca



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.