

FOR LEASE 40,335 SF OF INDUSTRIAL SPACE

REDUCED RATE



11675 130TH STREET

SURREY

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



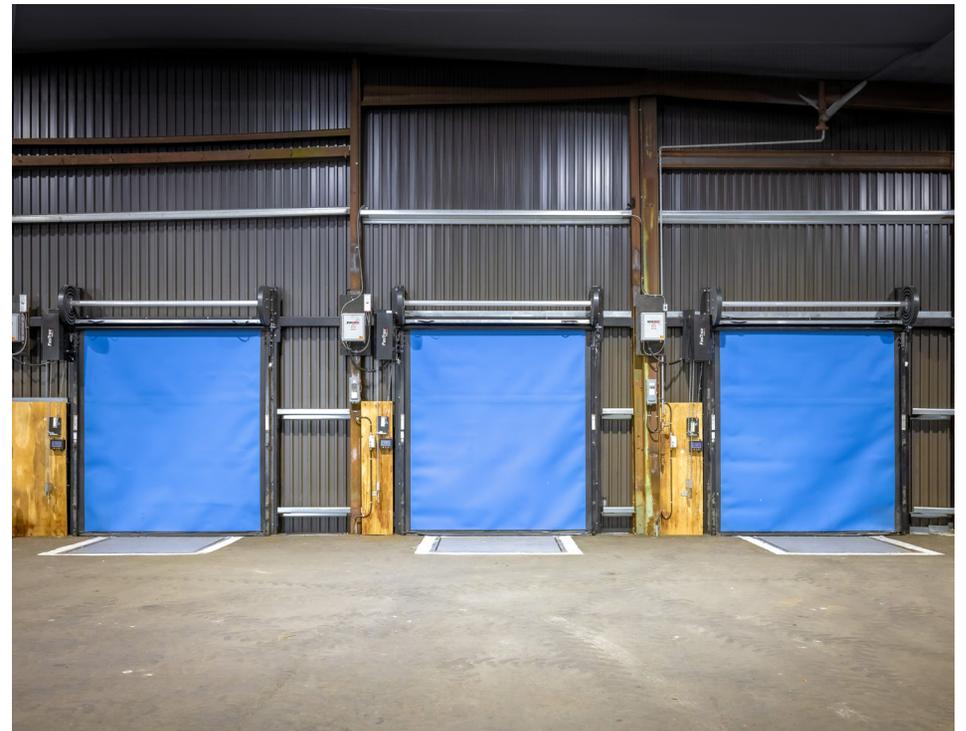
**CUSHMAN &
WAKEFIELD**

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.

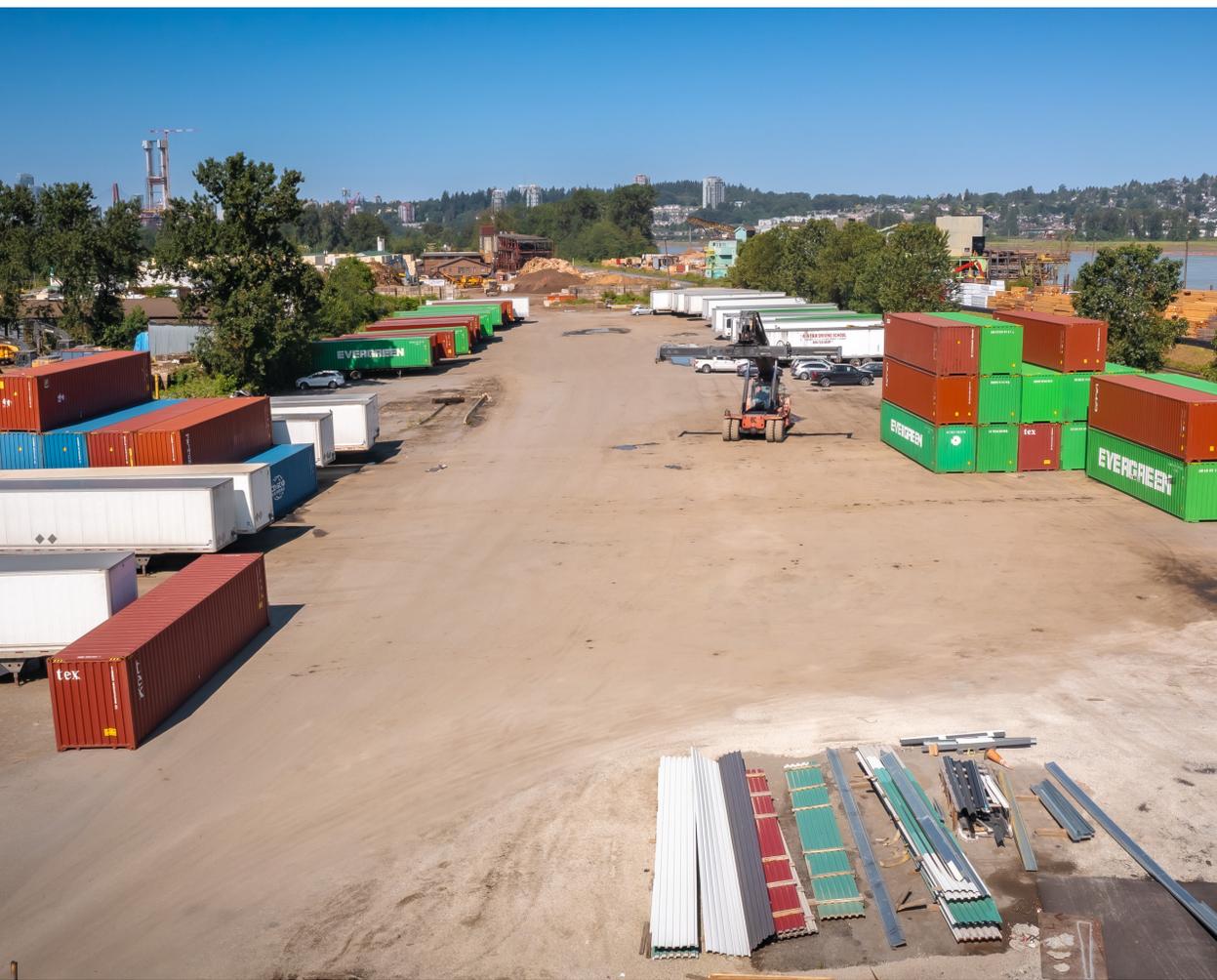
Total Area:	40,335 SF
Office:	Turnkey
Warehouse:	40,335 SF
Yard Storage:	3 Acres
Clear Height:	19' - 24'
Loading:	3 Dock, 2 Oversized Grade Door
Parking:	Ample Parking
Sprinklers:	Fully Sprinklered
Power:	480 Volts, 400 Amps, 3-Phase
Annual Basic Rent:	Building: \$19.50 PSF \$18.00 PSF
	Yard: \$3.00 PSF
Additional Rent (2024):	Building: \$2.23 PSF (est.)
	Yard: \$1.02 PSF (est.)
Availability:	Immediate



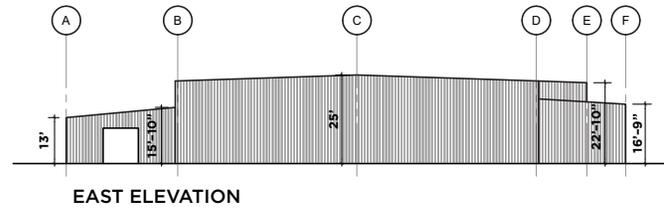
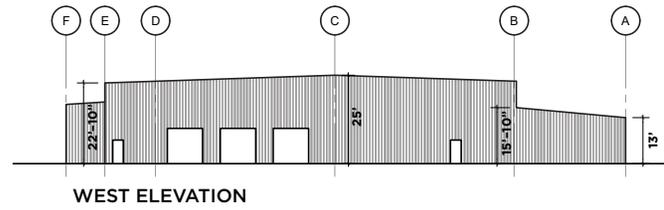
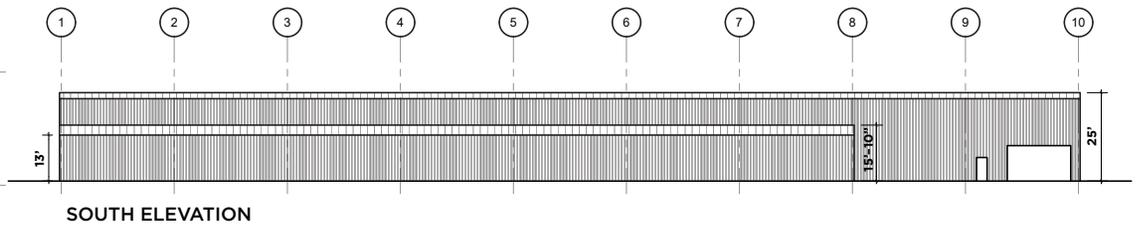
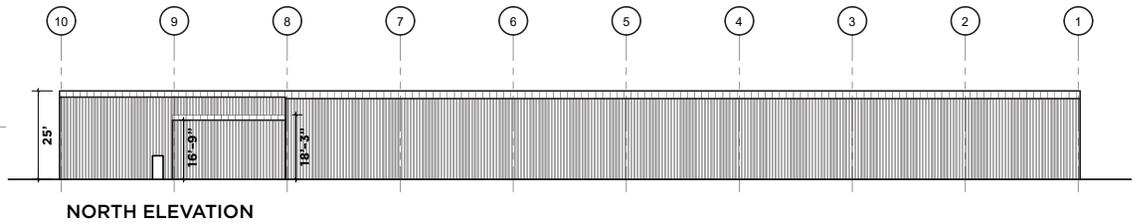
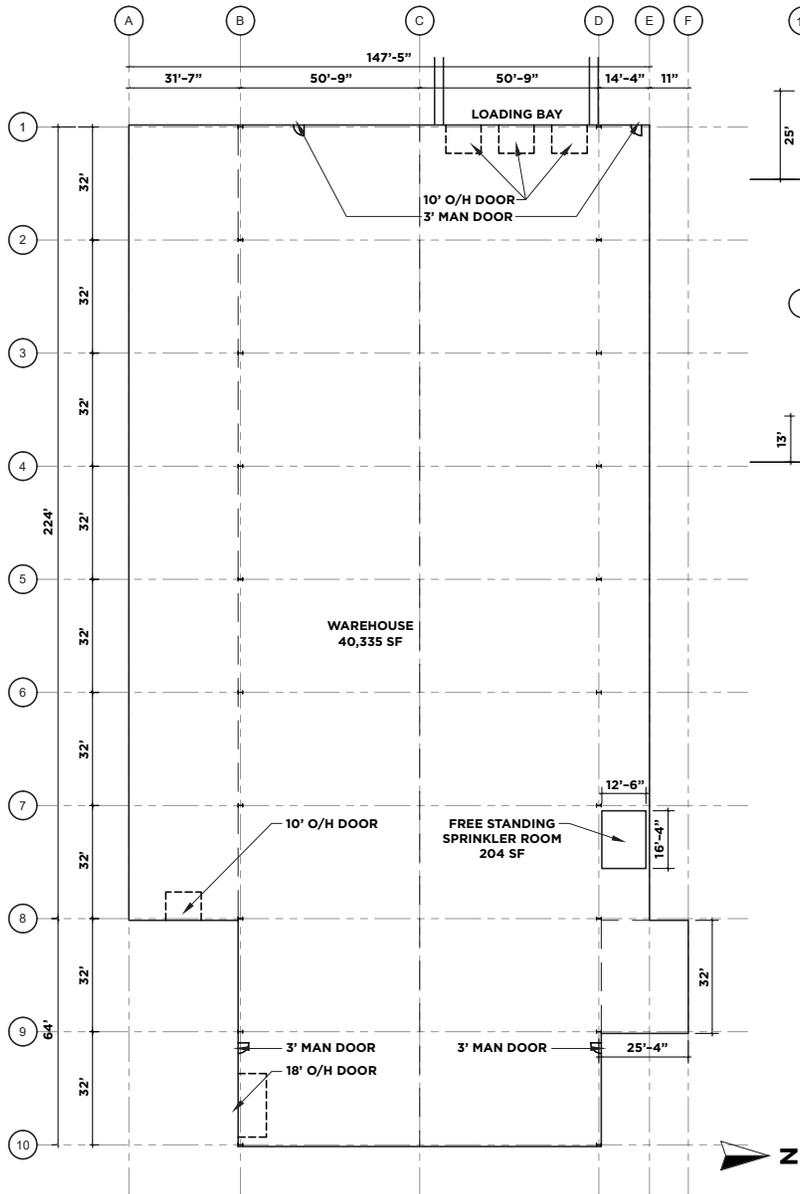
SITE PLAN

40,335 SF





FLOOR PLAN



CONTACT INFORMATION

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