



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
BUILDING SIX - NEWTON OMNIPLEX CENTER
7789 134TH STREET
SURREY, BC**

3,155 SF & 14,111 SF INDUSTRIAL OPPORTUNITIES



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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 & 134th Street 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 78th Avenue & 134th Street
- Ample on-site parking, street parking also available
- Fully sprinklered
- Gated loading court
- Easily accessible by public transit

AVAILABLE AREAS

Unit 61

Total Available Area - 3,155 SF

- Numerous private offices
- HVAC system
- Dropped t-bar ceilings in office
- Fluorescent lighting
- Two (2) washrooms
- Lunchroom with coffee bar & sink
- Boardroom
- Approximately 20'4" ceilings in warehouse
- 10' x 12' rear grade door
- Forced air gas warehouse heater

Units 66-70

Warehouse	13,299 sf
Main Floor Office	<u>Build to Suit</u>
Total Main Floor Area	13,299 sf
<u>Mezzanine Storage</u>	812 sf
Total Available Area	14,111 sf

- Fluorescent lighting
- One (1) washroom
- Forced air gas warehouse heater
- Approximately 20'4" ceilings in warehouse
- Five (5) 10' x 12' rear grade door
- Dock platform
- Min 110/208 Volts, 500 Amps, 3-phase electrical service (tenant to verify)

LEASE RATE

From \$15.50 per square foot per annum, net, plus GST.

ADDITIONAL RENT (2021)

Estimated at approximately \$3.42 per square foot per annum, plus GST.

AVAILABILITY

Unit 61 - Available immediately
Units 66-70 - Available March 1, 2022



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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