



FOR LEASE

BUILDING THREE - NEWTON OMNIPLEX CENTER

13260 78TH AVENUE

Surrey, BC

3,503 SF INDUSTRIAL SPACE

 **CONTACT US:**

KEVIN VOLZ

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

ANDREW GREEN

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@cushwake.com

RICK DHANDA

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5816
rick.dhanda@cushwake.com

JOT MATTU

Senior Associate, Industrial
+1 604 639 9352
jot.mattu@cushwake.com

©2025 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.





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 and is easily accessible to 132nd Street, 76th Avenue, 128th Street, Scott Road, King George Boulevard, Highway 10 and the Alex Fraser Bridge.

PROPERTY FEATURES

- Concrete tilt-up construction
- Ample on-site parking, street parking also available
- Fully sprinklered
- Easily accessible by public transit
- Professional property management in place
- 3-phase electrical service

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.

AVAILABLE AREA

UNIT 28

Office	100 SF
Warehouse	3,403 SF
Total Available Area	3,503 SF

- Approximately 19' 7" ceilings in warehouse
- Small office
- One (1) rear grade loading door with leveler

LEASE RATE

From \$22.50 per square foot, per annum, net, plus GST

ADDITIONAL RENT (2025)

Estimated at approximately \$5.68 per square foot, per annum, plus GST

AVAILABILITY

April 1, 2025