

**FOR LEASE**

**BUILDING TWO - NEWTON OMNIPLEX CENTER**

**13260 78<sup>TH</sup> AVENUE**

**Surrey, BC**

**3,503 SF WITH DOCK**



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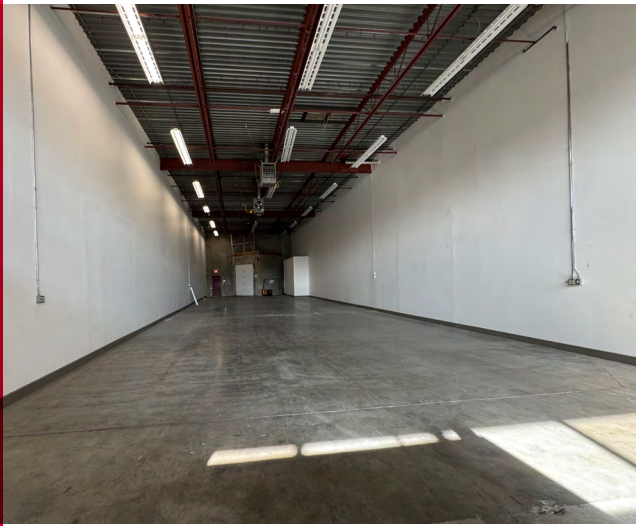
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## LOCATION

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

## AVAILABLE AREA

### UNIT 28

|                             |                 |
|-----------------------------|-----------------|
| Office                      | 100 SF          |
| Warehouse                   | 3,403 SF        |
| <b>Total Available Area</b> | <b>3,503 SF</b> |

- Approximately 19' 7" ceilings in warehouse
- 347/600V, 100A, 3-phase electrical service (tenant to verify)
- Small office
- One (1) rear dock loading door with leveler

## LEASE RATE

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

## ADDITIONAL RENT (2026)

Approximately \$6.41 per square foot, per annum, plus GST

## AVAILABILITY

Immediate, up to a 3 year lease