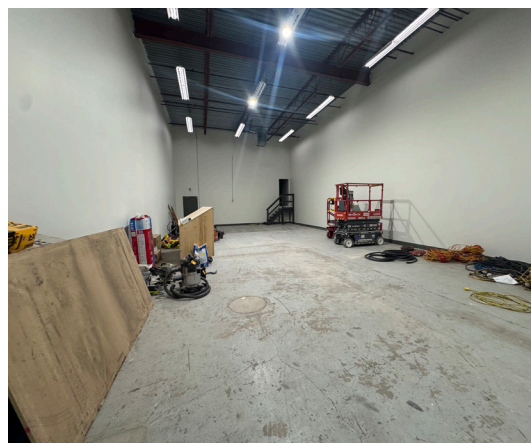
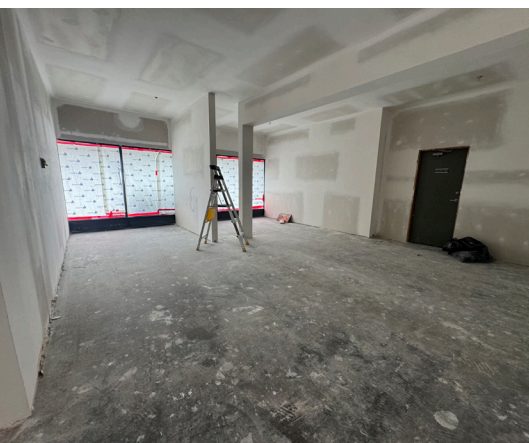
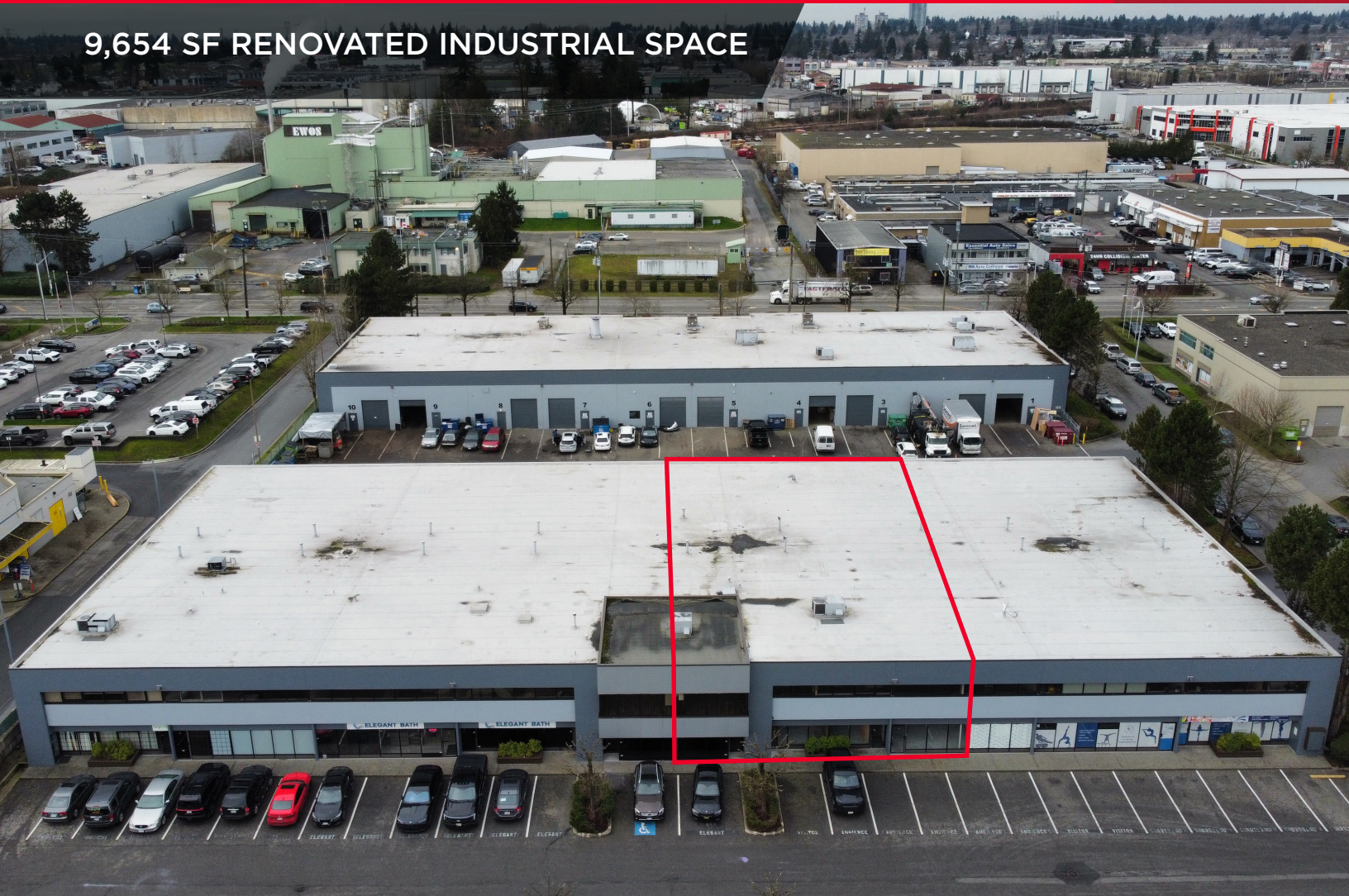


FOR LEASE
UNIT 23 & 24 | NEWTON OMNIPLEX CENTRE
13260 78TH AVENUE
BUILDING 3 | SURREY, BC



9,654 SF RENOVATED INDUSTRIAL SPACE



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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.

AVAILABLE AREA

UNITS 23 & 24

Main Floor Showroom	1,931 SF
Warehouse	5,082 SF
Total Main Floor Area	7,013 SF
Second Floor Office	2,641 SF
Total Available Area	9,654 SF

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
- Showroom
- Multiple washrooms
- Approximately 20' ceilings in warehouse
- Ceiling fans
- Forced air gas warehouse heaters
- Fluorescent & LED lighting
- An abundance of windows
- Multiple private offices
- Two (2) grade doors at rear
- Ample on-site parking, street parking also available
- Fully sprinklered
- Easily accessible by public transit
- Professional property management in place
- 3-phase electrical service

LEASE RATE

\$17.25 per square foot, per annum, net, plus GST

ADDITIONAL RENT (2026)

Approximately \$6.68 per square foot, per annum, plus GST

AVAILABILITY

Immediate, up to a 3 year lease



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