

FOR LEASE NORTH NEWTON WEST INDUSTRIAL CENTRE Unit 12 - 8145 130<sup>TH</sup> Street SURREY, BC

130th Street

## **3,848 SF** Warehouse with Dock Loading

#### **Rick Dhanda** Personal Real Estate Corporation Vice President +1 604 640 5816 rick.dhanda@ca.cushwake.com

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DSTONE Group

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# CUSHMAN & WAKEFIELD

### FOR LEASE NORTH NEWTON WEST INDUSTRIAL CENTRE Unit 12 - 8145 130<sup>TH</sup> Street SURREY, BC

#### LOCATION

Situated in the Newton industrial area of Surrey, the complex is within close proximity to various surrounding industrial businesses, residential neighborhoods and amenitites. The property offers excellent access to 80th Avenue, 128th Street, 130th Street, King George Boulevard and Nordel Way.

#### ZONING

I-L (Light Impact Industrial) allows for a wide range of light industrial uses such as manufacturing, warehousing, distribution and storage uses are permitted.

AVAILABLE AREA	
Main Floor	3,148 sf
Mezzanine	700 sf
Total Available Area	3,848 sf

#### **BUILDING FEATURES**

- Concrete tilt-up construction
- Minimum 18' clear ceilings
- Forced air gas warehouse heating
- Fluorescent lighting
- Efficient clear-span warehouse
- One (1) front dock loading door
- Functional office space
- One (1) bathroom

#### **BASIC LEASE RATE**

\$21.50 PSF, net, per annum, plus GST

#### **ADDITIONAL RENT (2025)**

Estimated at approximately \$8.15 PSF, per annum, plus GST

#### AVAILABILITY

Immediate



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