



FOR LEASE  
UNIT 6  
8116 130<sup>TH</sup> STREET  
SURREY, BC

NORTH NEWTON EAST INDUSTRIAL CENTRE

1,741 SF WAREHOUSE/OFFICE



For more information, you may contact:

**Rick Dhanda**

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

**Jot Mattu**

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

**Kevin Volz**

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



### LOCATION

Situated in the Newton industrial area of Surrey, the complex is within close proximity to various surrounding industrial businesses, residential neighborhoods and amenities. The property offers excellent access to 80th Avenue, 128th Street, 130th Street, 132nd 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.

### BUILDING FEATURES

- Concrete tilt-up construction
- Abundant parking on site & on street
- Owned & professionally managed by the Redstone Group

### BASIC LEASE RATE

\$20.95 PSF, net, per annum, plus GST

### ADDITIONAL RENT (2025)

Estimated at approximately \$11.63 PSF, per annum, plus GST.

### AVAILABLE AREA

Main Floor Warehouse/Office 1,741 SF\*

*\*Size is approximate tenant to verify*

- One (1) 10' x 14' front grade loading door
- Minimum 19' clear ceilings
- Forced air gas warehouse heating
- Fluorescent lighting
- Skylight
- One (1) handicap-accessible washroom

### AVAILABILITY

Immediate

### FLOOR PLAN

