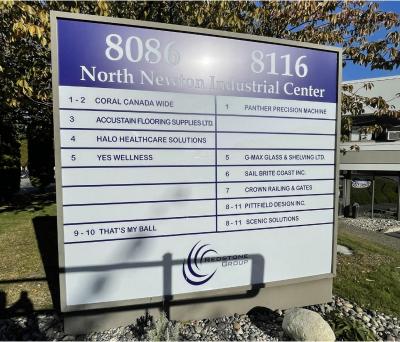


# FOR LEASE UNIT 6 8116 130<sup>TH</sup> STREET SURREY, BC







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# FOR LEASE UNIT 6 8116 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 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**

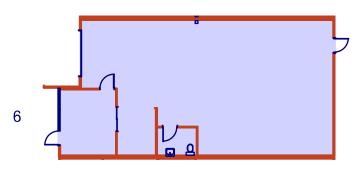
Immediate

## **FLOOR PLAN**









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