

FOR SALE

Unit 1 - 7823 132nd Street

Surrey



**A RARE OPPORTUNITY TO PURCHASE
A SMALL WAREHOUSE WITH
AUTOMOTIVE USES PERMITTED
WITHIN THE COMPLEX**

CONTACT

JOT MATTU

Senior Associate
Industrial Sales & Leasing
+1 604 639 9352
jot.mattu@ca.cushwake.com

KEVIN VOLZ

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



LOCATION

Lorit Industrial Center is situated within the busy Newton industrial area of Surrey just south of 80th Avenue on west side of 132nd Street.



PROPERTY FEATURES

Space Available:	2,439 SF (main floor)
Clear Height:	9'
Power:	3 phase, 240V, 200A (purchaser to verify)
Loading:	Two (2) grade level loading doors
Parking:	Ten (10) parking stalls
Year Built:	1974
Dimensions:	87' (D) x 29' (W)
Taxes (2024):	\$9,174.71
Strata Fees:	\$265.61 per month
Zoning:	Light Impact Industrial Zone (IL)
Asking Price:	\$1,595,000
Availability:	Immediately

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