



FOR LEASE
UNITS 7 & 8
8086 130TH STREET
SURREY, BC

NORTH NEWTON EAST INDUSTRIAL CENTRE

5,332 SF INDUSTRIAL UNIT



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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

AVAILABLE AREA

Main Floor	4,021.2 SF*
Mezzanine Floor	1,310.5 SF*
Total Available Area	5,332 SF*

* Sizes are approximated, tenant to verify

- Two (2) 12' x 14' rear grade loading doors
- Minimum 18'4" clear ceilings
- Forced air gas warehouse heating
- 2nd floor office finished with dropped t-bar ceilings, baseboard heat & laminate flooring
- Fluorescent lighting
- Skylight
- Two (2) handicap-accessible bathrooms

BASIC LEASE RATE

\$20.50 PSF, net, per annum, plus GST

ADDITIONAL RENT (2025)

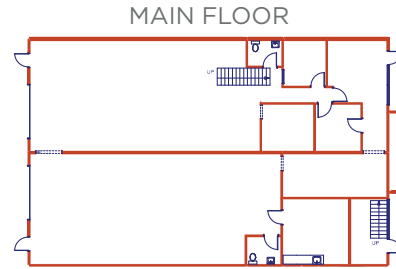
Estimated at approximately \$11.63 PSF, per annum, plus GST

AVAILABILITY

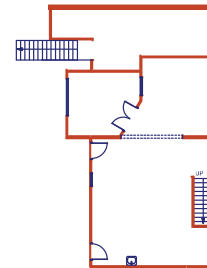
Immediate

COMMENTS

No automotive repair, auto body, nor outside storage uses permitted.



MEZZANINE



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