



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
UNIT 4 & 5
8125 130TH STREET
SURREY, BC**

Includes Dock and Grade Loading



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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.

AVAILABLE AREA*

Unit 4

Main Floor Warehouse	1,831 SF
Main Floor Office	643 SF
Total Main Floor Area	2,474 SF
Mezzanine Storage	1,102 SF
Second Floor Office	846 SF
Total Area	4,231 SF

Unit 5

Main Floor Warehouse	1,741 SF
Main Floor Office	741 SF
Total Main Floor Area	2,482 SF
Second Floor Office	756 SF
Total Area	3,238 SF

Total Available Area **7,640 SF**

** Unit sizes are approximated, tenant to verify*



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FEATURES

Warehouse

- Clean and efficient layout
- Forced air gas warehouse heat
- Minimum 18' clear ceiling height
- One (1) dock loading door in Unit 4
- One (1) grade loading door in Unit 5

Office

- Spacious reception and private office spaces
- Dropped t-bar ceiling
- Fluorescent lights
- First floor and second floor washrooms
- Kitchenette available

Mezzanine Area

- Wood structure

ZONING

IL (Light Impact Industrial) zoning allows for a wide array of industrial uses such as warehousing, storage, manufacturing, processing, service and office uses and more. A copy of the zoning bylaws can be made available.

ADDITIONAL RENT

\$8.15 PSF, per annum (estimated 2025)

BASIC LEASE RATE

\$21.50 SF, net, per annum

AVAILABILITY:

Immediate



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