



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**  
**UNIT 110**  
**13120 76 AVENUE**  
**SURREY, BC**

**22,634 SF WAREHOUSE WITH SIX DOCK DOORS**



**ONE ACRE OF OPTIONAL YARD**

#### CONTACT INFORMATION

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Opportunity to lease 22,634 SF of clean industrial space plus optional yard space of approximately one acre. The property is extremely well located in the Newton commercial center of Surrey, a significant hub for industrial businesses. The location provides quick access to 120 Street, King George Boulevard, and the Alex Fraser Bridge.

### AVAILABLE AREA

|                             |                  |
|-----------------------------|------------------|
| Lower Ceiling Warehouse:    | 4,392 SF         |
| Warehouse:                  | 17,168 SF        |
| Main Floor Area:            | 21,560 SF        |
| Second Floor Office:        | 1,074 SF         |
| <b>Total Available Area</b> | <b>22,634 SF</b> |

### OPTIONAL YARD AREA

Approximately 20,525 SF of outside secured yard

### ZONING

IB (Business Park Zone) allows for a wide array of light industrial uses including warehousing, distribution, and general services uses

### PROPERTY FEATURES

- Six (6) dock loading doors
- One (1) grade door (11' x 10')
- 20'7" clear ceiling height
- LED lighting
- Forced air gas heating
- Multiple bathrooms
- Conference room and one private office
- Ample parking

### ASKING BASIC RENT

Building: Contact listing agents

Yard: \$4.00 PSF, net, per annum, plus GST

### ADDITIONAL RENT (2024)

Building: Approximately \$8.00 PSF, per annum, plus GST

### AVAILABILITY

February 1, 2025

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