



**CUSHMAN &
WAKEFIELD**

FOR LEASE

UNIT 4

13120 76TH AVENUE

SURREY, BC

12,146 SF WAREHOUSE AND 45,000 SF YARD



CONTACT INFORMATION

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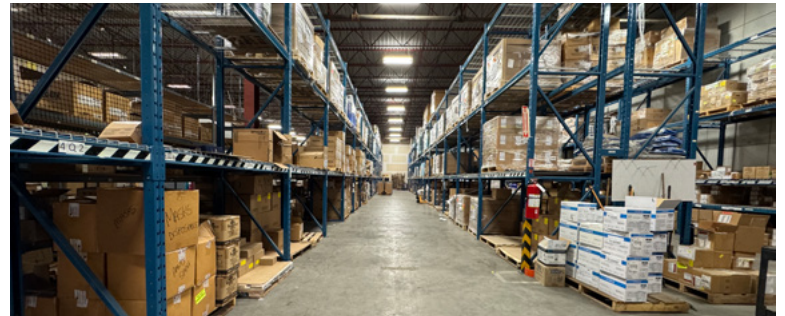
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FOR LEASE UNIT 4 13120 76TH AVENUE SURREY, BC



Opportunity to lease 12,146 SF of clean industrial space plus approximately 45,000 SF of yard space. 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.

ZONING

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

AVAILABLE AREA

Office:	1,308 SF
Warehouse:	10,838 SF
Total Available Area:	12,146 SF

YARD AREA

Approximately 45,000 SF of outside secured yard

AVAILABILITY

June 1, 2025

PROPERTY FEATURES

- Three (3) grade loading doors
- Fully sprinklered
- 20'4" clear ceiling height
- LED lighting
- Lunchroom
- Two (2) bathrooms
- Conference room
- Ample parking

BASIC LEASE RATE

Building: \$19.50 PSF, net, per annum, plus GST

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

ADDITIONAL RENT (2025)

Building: Approximately \$10.74 PSF, per annum, plus GST

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