



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

UNIT 1

**13120 76<sup>TH</sup> AVENUE**

SURREY, BC

**34,423 SF WAREHOUSE WITH DOCK & 11,372 SF OF SECURED YARD**



## CONTACT INFORMATION

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**OPPORTUNITY**

A rare opportunity to lease a 34,423 SF industrial space with warehouse, offices, dock & grade loading, and exterior yard space. The property is very 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. IB zoning also allows for childcare as a permitted use.

**AVAILABLE SPACE**

Main Floor Warehouse/Showroom:	31,016 SF
Second Floor Office:	3,407 SF
Total Building Area:	34,423 SF
Yard Area:	11,372 SF

**BASIC LEASE RATE**

Please consult listing team

**ADDITIONAL RENT (2026)**

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

**PROPERTY FEATURES**

- Three (3) dock doors with levellers
- One (1) oversized grade door (16' x 18.5')
- Approximately 21' clear ceiling height in the warehouse
- Front showroom and offices
- Fluorescent lighting
- Adjacent exterior yard
- Ample parking

**AVAILABILITY**

Feb 1, 2027 or potentially earlier if requested





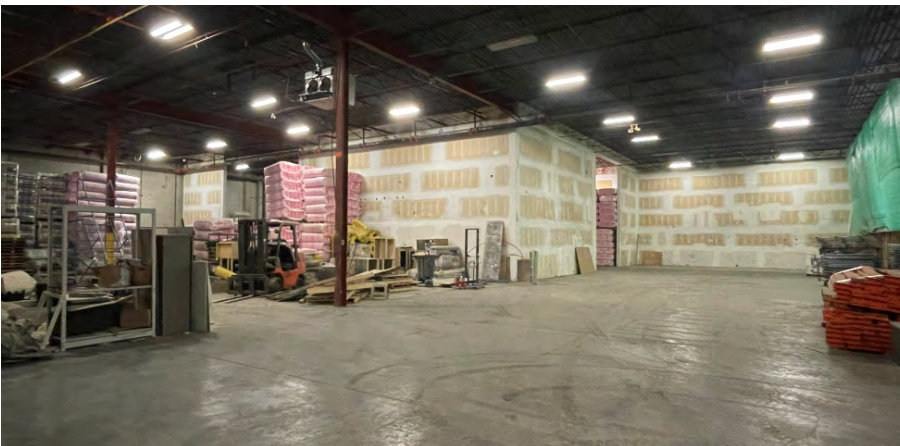
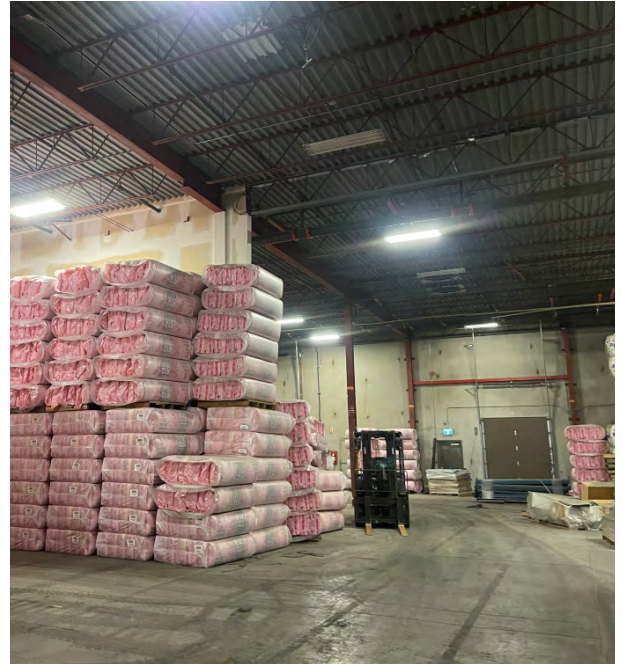
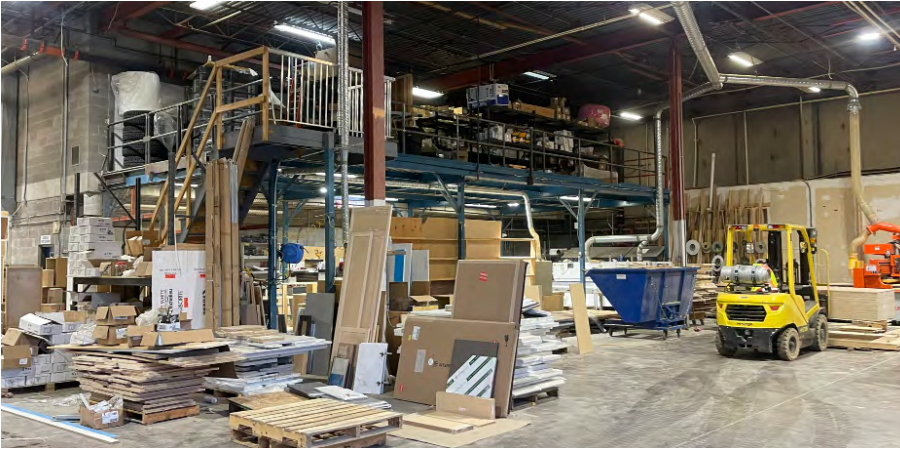
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