



**CUSHMAN &
WAKEFIELD**

FOR LEASE

UNIT 1

13120 76TH 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 22,015 SF warehouse space with offices, dock and 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')
- 21 clear ceiling height
- Front showroom and offices
- Fluorescent lighting
- Adjacent exterior yard
- Ample parking

AVAILABILITY

Feb 1, 2027 or potentially earlier if requested





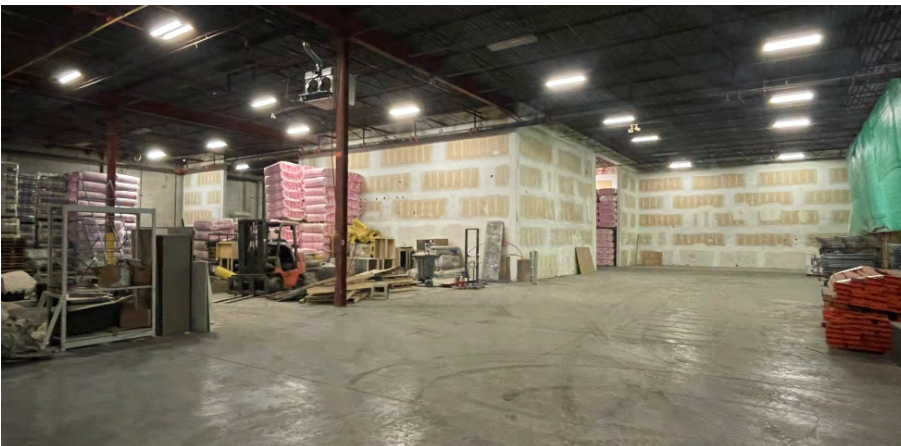
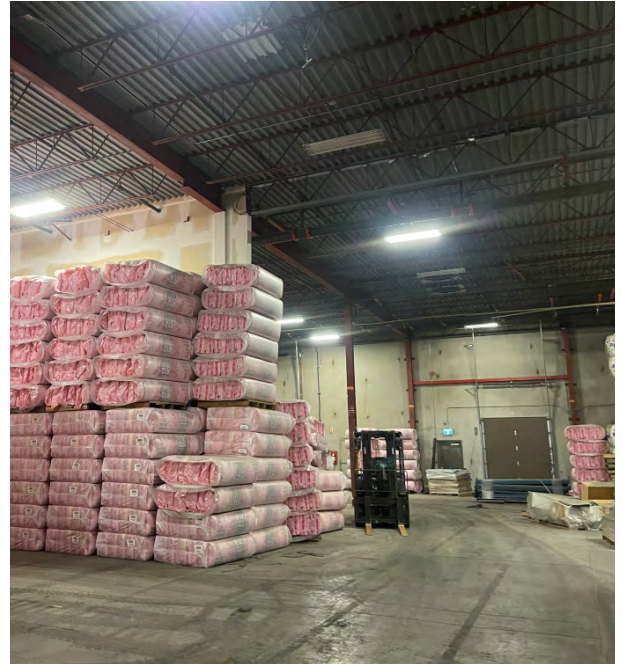
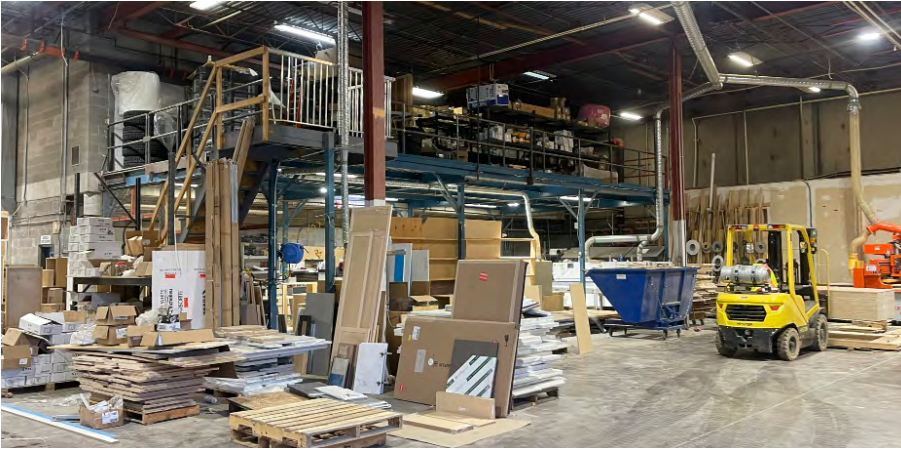
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