



**CUSHMAN &
WAKEFIELD**

FOR LEASE

UNIT 13 – 13550 77TH AVENUE

SURREY, BC



Jordan Sengara

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LOCATION

Situated in the Newton Industrial area, the subject property is close to numerous residential neighbourhoods and commercial amenities such as shopping and restaurants. The subject property is easily accessible from King George Boulevard, 76th and 78th Avenues, 128th Street, 132nd Street, Scott Road, Highway 10 and the Alex Fraser Bridge.

AVAILABLE AREA

Warehouse/Shop: 2,766 SF

This is shell warehouse space so you're not paying for office space you're not using.

ZONING

I-L Light Impact Zoning. This zoning allows for a wide range of industrial uses including light industrial uses, warehousing, storage, distribution and general service uses.

AVAILABLE

Immediately

FEATURES

- Quality tilt-up concrete construction
- One 10' x 14' grade-level loading door
- 16' clear ceiling height
- 200 amps at 347/600 volts*
- Configuration approximately 40' x 70'
- Gas-fired unit heater
- Handicap washroom
- Fluorescent lighting
- Small reception
- Parking (4) right outside the front door
- Easily accessible to public transit
- Just off 77th Avenue
- 3 phase power

*To be confirmed by the tenant

LEASE RATE

\$24.00 per square foot per annum net plus GST

ADDITIONAL RENT (2024)

\$9.57 per square foot per annum plus GST



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