

**Jeevan Bath**

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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	2,268 SF
Office/Showroom	1,002 SF
Total	3,270 SF

* Tenant to confirm square footage

ZONING

IL 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 (1) 10' x 12' grade-level loading door
- 13' clear ceiling height
- 200 amp, 120/208 volt, 3 phase electrical service
- Fluorescent lighting
- Small showroom
- One (1) enclosed office space
- Four (4) parking stalls
- Easily accessible to public transit
- Just off 77th Avenue

LEASE RATE

\$22.00 per square foot per annum net plus GST

ADDITIONAL RENT (2025)

\$8.07 per square foot per annum plus GST


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