

FOR LEASE BUILDING ONE - NEWTON OMNIPLEX CENTER 7788 132ND STREET SURREY, BC



Kevin Volz

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5851 kevin.volz@ca.cushwake.com

Jot Mattu

Sales Associate, Industrial +1 604 639 9352 jot.mattu@ca.cushwake.com

Rick Dhanda

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5816 rick.dhanda@ca.cushwake.com

Andrew Green

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5800 andrew.green@ca.cushwake.com



FOR LEASE BUILDING ONE - NEWTON OMNIPLEX CENTER 7788 132ND STREET SURREY, BC

LOCATION

Located 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 has exposure to 78th Avenue and is easily accessible to 132nd Street, 76th Avenue, 128th Street, Scott Road, King George Boulevard, Highway 10 and the Alex Fraser Bridge.

ZONING

I-L (Light Impact) zoning allows for a wide range of industrial uses including light industrial uses, warehousing, storage, distribution, and general service uses. Some specific office uses are also permitted under this zoning.

PROPERTY FEATURES

- · Concrete tilt-up construction
- · High exposure 132nd Street frontage
- · Ample on-site parking, street parking also available
- · Fully sprinklered
- · Property is gated
- · Easily accessible by public transit

AVAILABLE AREA

Unit 104

Second Floor Air-conditioned office space 1,568 sf

- · Open plan & multiple private offices
- Carpet
- Open Ceiling & dropped t-bar
- Fluorescent lighting
- One (1) washroom
- · Kitchenette with sink & cabinetry
- · Abundance of windows, natural light

LEASE RATE

From \$1,895.00 per month, net, plus GST

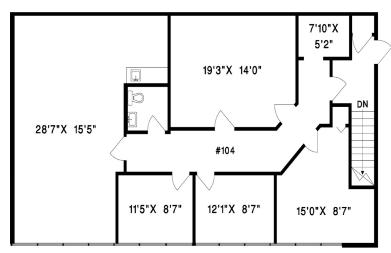
ADDITIONAL RENT (2025)

\$862.40 per month, plus GST (est.)

AVAILABILITY

Immediate for a 12 month lease term or less





Kevin Volz

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5851 kevin.volz@ca.cushwake.com

Jot Mattu

Sales Associate, Industrial +1 604 639 9352 jot.mattu@ca.cushwake.com

Rick Dhanda

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5816 rick.dhanda@ca.cushwake.com

Andrew Green

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5800 andrew.green@ca.cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.