

FOR LEASE UNITS 3, 4, & 5

# 8125 130<sup>TH</sup> STREET

SURREY, BC V3W 7X4



**Includes Dock and Grade Loading**



# PROPERTY HIGHLIGHTS

## LOCATION

Situated in the Newton industrial area of Surrey, the complex is within close proximity to various surrounding industrial businesses, residential neighborhoods, and amenities. The property offers excellent access to 80th Avenue, 128th Street, 130th Street, 132nd Street, King George Boulevard, and Nordel Way.

## AVAILABLE AREA\*

### Unit 3

|                   |                 |
|-------------------|-----------------|
| Main Floor Area   | 2,482 SF        |
| Mezzanine         | 1,203 SF        |
| <b>Total Area</b> | <b>3,685 SF</b> |

### Unit 4

|                              |                 |
|------------------------------|-----------------|
| Main Floor Warehouse         | 1,831 SF        |
| Main Floor Office            | 643 SF          |
| <b>Total Main Floor Area</b> | <b>2,474 SF</b> |
| Mezzanine Storage            | 1,102 SF        |
| Second Floor Office          | 846 SF          |
| <b>Total Area</b>            | <b>4,231 SF</b> |

### Unit 5

|                              |                 |
|------------------------------|-----------------|
| Main Floor Warehouse         | 1,741 SF        |
| Main Floor Office            | 741 SF          |
| <b>Total Main Floor Area</b> | <b>2,482 SF</b> |
| Second Floor Office          | 756 SF          |
| <b>Total Area</b>            | <b>3,238 SF</b> |

**Total Available Area** 11,154 SF

\* Unit sizes are approximated, tenant to verify



# LOCATION MAP



## FEATURES

### Warehouse

- Clean and efficient layout
- Forced air gas warehouse heat
- Minimum 18' clear ceiling height
- One (1) dock loading door in Unit 4
- One (1) grade loading door in Unit 5

### Office

- Spacious reception and private office spaces
- Dropped t-bar ceiling
- Fluorescent lights
- First floor and second floor washrooms
- Kitchenette available

### Mezzanine Area

- Wood structure

## ZONING

IL (Light Impact Industrial) zoning allows for a wide array of industrial uses such as warehousing, storage, manufacturing, processing, service and office uses and more. A copy of the zoning bylaws can be made available.

## ADDITIONAL RENT

\$8.15 PSF, per annum (estimated 2025)

## BASIC LEASE RATE

\$20.50 SF, net, per annum

## AVAILABILITY:

Immediate

**FOR MORE INFORMATION, PLEASE CONTACT:**

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