



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**BUILDING THREE - NEWTON OMNIPLEX CENTER**

**13260 78<sup>TH</sup> AVENUE**  
**SURREY, BC**

**10,246 SF INDUSTRIAL SPACE**



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# FOR LEASE

## BUILDING THREE - NEWTON OMNIPLEX CENTER

### 13260 78<sup>TH</sup> AVENUE

### 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.

#### AVAILABLE AREA

##### Units 23 & 24

Main Floor Showroom	3,461 SF
Warehouse	3,552 SF
<b>Total Main Floor Area</b>	<b>7,013 SF</b>
Second Floor Office	3,233 SF
<b>Total Available Area</b>	<b>10,246 SF</b>

- Showroom with natural stone floors
- Multiple very well-finished washrooms
- Approximately 20' ceilings in warehouse
- Ceiling fans
- Forced air gas warehouse heaters
- Fluorescent & LED lighting
- An abundance of windows
- Multiple private offices
- Two (2) grade doors at rear

#### 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
- Ample on-site parking, street parking also available
- Fully sprinklered
- Easily accessible by public transit
- Professional property management in place
- 3-phase electrical service

#### LEASE RATE

From \$21.95 per square foot, per annum, net, plus GST

#### ADDITIONAL RENT (2025)

Estimated at approximately \$6.30 per square foot, per annum, plus GST

#### AVAILABILITY

Immediately



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