

FOR LEASE UNIT 4 13120 76TH AVENUE SURREY, BC

12,146 SF WAREHOUSE AND 45,000 SF YARD



CONTACT INFORMATION

Rick Dhanda PREC

Vice President, Industrial +1 604 640 5816 rick.dhanda@cushwake.com

Kevin Volz PREC

Vice President, Industrial +1 604 640 5851 kevin.volz@cushwake.com

Jot Mattu

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

Suite 1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / cushmanwakefield.ca



FOR LEASE UNIT 4 13120 76TH AVENUE SURREY, BC







Opportunity to lease 12,146 SF of clean industrial space plus approximately 45,000 SF of yard space. The property is extremely well located in the Newton commercial center of Surrey, a significant hub for industrial businesses. The location provides quick access to 120 Street, King George Boulevard, and the Alex Fraser Bridge.

ZONING

IB (Business Park Zone) allows for a wide array of light industrial uses including warehousing, distribution, and general services uses. IB zoning also allows for childcare as a permitted use.

AVAILABLE AREA

Office: 1,308 SF
Warehouse: 10,838 SF
Total Available Area: 12,146 SF

YARD AREA

Approximately 45,000 SF of outside secured yard

AVAILABILITY

Immediate

PROPERTY FEATURES

- Three (3) grade loading doors
- · Fully sprinklered
- 20'4" clear ceiling height
- LED lighting
- Lunchroom
- Two (2) bathrooms
- Conference room
- Ample parking

BASIC LEASE RATE

Please consult listing team

ADDITIONAL RENT (2025)

Building: Approximately \$10.74 PSF, per annum, plus GST

CONTACT INFORMATION

Rick Dhanda PREC

Vice President, Industrial +1 604 640 5816 rick.dhanda@cushwake.com

Kevin Volz PREC

Vice President, Industrial +1 604 640 5851 kevin.volz@cushwake.com

Jot Mattu

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

©2025 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, WITHORAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.