



**CUSHMAN &
WAKEFIELD**

FOR LEASE

UNIT 4

13120 76TH AVENUE

SURREY, BC

12,146 SF WAREHOUSE AND 45,000 SF YARD

POTENTIAL DAYCARE OPPORTUNITY!



CONTACT INFORMATION

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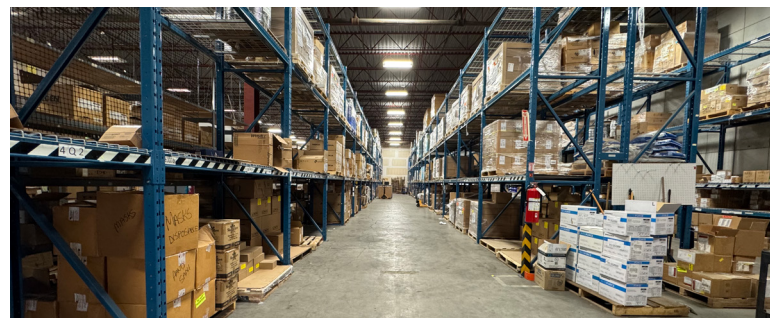
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Opportunity to lease 12,146 SF of clean industrial space plus approximately 45,000 SF of yard space. The property is extremely well located in the Newton commercial center of Surrey, a significant hub for industrial businesses. The location provides 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

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