

FOR LEASE

UNIT D 7677 132ND STREET

Surrey, BC

NEWPLEX INDUSTRIAL CENTER



CONTACT US:

KEVIN VOLZ

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

RICK DHANDA

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

JOT MATTU

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

ANDREW GREEN

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

LOCATION

Situated in the heart of Newton's thriving industrial district, this property offers exceptional connectivity and convenience. Surrounded by established residential communities and a variety of retail and dining options, it combines accessibility with everyday amenities. Featuring prominent frontage along 132nd Street, the site provides seamless access to major routes including 76th Avenue, 128th Street, Scott Road, King George Boulevard, Highway 10, and the Alex Fraser Bridge—ensuring efficient transportation across the region.



ZONING

The I-L (Light Impact) industrial zoning supports a diverse range of business opportunities, welcoming uses such as light industrial operations, warehousing, storage, distribution, and a variety of general service activities. This flexible zoning is designed to accommodate businesses of all sizes and sectors, fostering growth and collaboration within the community.

BUILDING FEATURES

- Precast concrete construction
- Ample on-site parking
- Very well-managed multi-tenant building
- 22'5" clear ceilings in the warehouse



AVAILABLE AREA

Unit D

26,072 SF of mostly high-cubic warehouse space with some HVAC-serviced office space & mezzanine space

- Full HVAC in offices
- Security bars & alarm system
- Multiple washrooms
- Fluorescent & metal halide lighting
- Forced air gas warehouse heaters
- Four (4) dock & four (4) grade doors
- Fenced side yard with grade door access



BASIC RENT

\$19.75 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2026)

Approximately \$7.30 per square foot, per annum, plus GST

AVAILABILITY

April 1, 2026