

FOR LEASE

UNIT D 7677 132ND STREET

Surrey, BC

NEWPLEX INDUSTRIAL CENTER



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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.

AVAILABLE AREA

UNIT D

Main Floor Office	2,930 SF
Warehouse	20,952 SF
Main Floor Area	23,883 SF
Mezzanine Office & Storage	2,189 SF
Total Available Area	26,072 SF

- Precast concrete construction
- Ample on-site parking
- Very well-managed multi-tenant building
- Full HVAC in offices
- Security bars & alarm system
- Multiple washrooms
- 22'5" clear ceilings in the warehouse
- 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

