

FOR SALE OR LEASE
INDUSTRIAL FOOD PRODUCTION OPPORTUNITY
4,575 SF WITH FREEZER AND COOLER



Units 106 & 107
8277 129TH Street
SURREY, BC

PROPERTY HIGHLIGHTS

LOCATION

Located at 8277 129th Street, this tandem industrial unit sits in the centre of Surrey's busy Newton business district. The area is well connected, with quick access to major routes such as King George Boulevard, 128th Street and Highway 17, making it easy to move goods and reach destinations across Surrey and the wider Metro Vancouver region. The unit is part of the established Bear Creek Business Plaza, placing it just minutes from a variety of nearby amenities including shopping, dining and essential business services that support both staff and day-to-day operations. Newton is one of Surrey's most active employment centres, supported by a strong mix of logistics, trades, manufacturing and service-oriented industries, offering businesses access to a diverse labour pool.

OPPORTUNITY

This 4,575 square foot unit offers a great opportunity for businesses in food production or distribution. It comes equipped with a freezer, cooler, floor drains and venting, giving food users a head start and reducing setup time. The space previously held an SQF Level 2 rating, which speaks to its ability to support operations with recognized food-safety requirements. With heavy power and a practical layout, the unit is well suited for companies looking for a functional, food-ready space that can be put to work quickly.

ZONING

IL (Light Impact Industrial). Allowing for a wide range of industrial and food related uses. A full copy of bylaws can be provided upon request.

AVAILABLE AREA

Unit 106:	
Ground Floor	1,936 SF
Unit 107:	
Ground Floor	1,936 SF
Mezzanine Office	703 SF
Total:	4,575 SF



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PROPERTY FEATURES

- Desirable and central Newton location
- Approximately 21' ceilings
- Excellent mezzanine to warehouse ratio
- 3-phase heavy power
- Four (4) parking stalls
- Walk in freezer and fridge
- Floor drains with stainless steel drainage
- Venting
- Two (2) rear grade loading doors (12' x 14')
- Contact listing team for list of food related equipment

SALE PRICE

\$3,179,000.00

PROPERTY TAX (2025)

Unit 106: \$12,168.93

Unit 107: \$14,236.22

AVAILABILITY

June 1, 2026

LEASE RATE

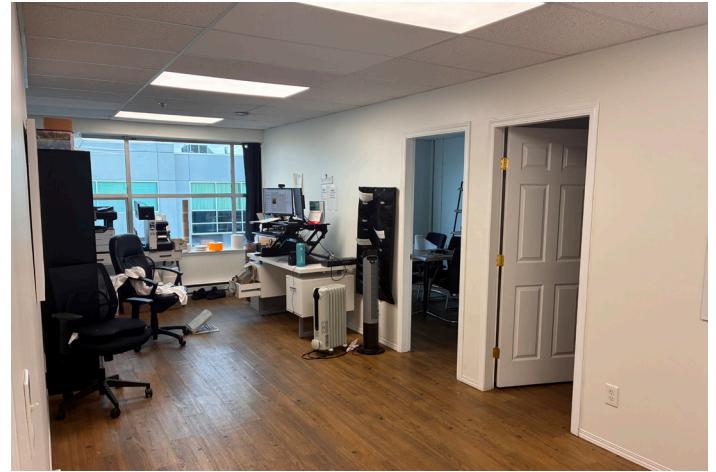
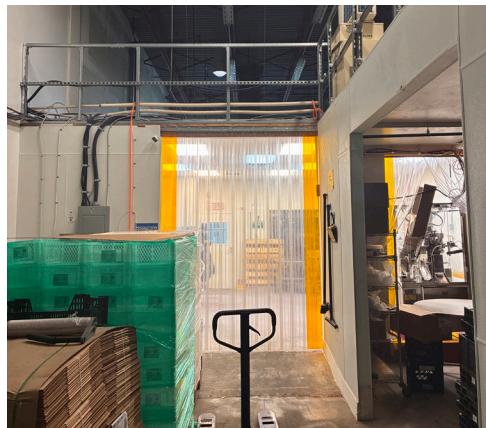
\$23.00 per sf net, per annum, plus GST

STRATA FEES

Unit 106: \$420.06 including GST

Unit 107: \$423.33 including GST

PROPERTY PHOTOS



LOCATION

For more information, contact:

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