3,150 - 21,366 SF OF WAREHOUSE WITH ANCILLARY OFFICES

8125 130TH STREET

SURREY, BC V3W 7X4



Includes Dock and/or Grade Loading

CUSHMAN & WAKEFIELD | REDSTONE GROUP

LOCATION & AVAILABILITIES

LOCATION

Situated in the Newton industrial area of Surrey, the complex is within close proximity to various surrounding industrial businesses, residential neighborhoods, and amenities. The property offers excellent access to 80th Avenue, 128th Street, 130th Street, 132nd Street, King George Boulevard, and Nordel Way.









AVAILABLE AREAS

Unit 1	
Main Floor Warehouse	1,047 SF
Main Floor Office	1,590 SF
Total Main Floor Area	2,637 SF
Second Floor Office	1,047 SF
Total Available Area	**3,684 SF***

Unit 2	
Main Floor	2,726 SF
Mezzanine	652 SF
Total Available Area	**3,378 SF***

Unit 3	
Main Floor Area	2,482 SF
Mezzanine Floor	1,203 SF
Total Available Area	**3,685 SF***

Unit 4	
Main Floor Warehouse	1,831 SF
Main Floor Office	643 SF
Total Main Floor Area	2,474 SF
Mezzanine Storage	1,102 SF
Second Floor Office	846 SF
Total Available Area	**4,231 SF***

Unit 5	
Main Floor Warehouse	1,741 SF
Main Floor Office	741 SF
Total Main Floor Area	2,482 SF
Second Floor Office	756 SF
Total Available Area	**3,238 SF***

Unit 6	
Main Floor	2,483 SF
Mezzanine	667 SF
Total Available Area	**3,150 SF***

** Unit sizes are approximated, tenant to verify*

LOCATION MAP & PROPERTY HIGHLIGHTS



PROPERTY FEATURES

Warehouse

- Clean and efficient layout
- Forced air gas warehouse heat
- Minimum 18’ clear ceiling height
- One (1) dock loading door in Unit 4
- One (1) grade loading door to each unit, except Unit 4

Office

- Spacious reception and private office spaces
- Dropped t-bar ceiling
- Fluorescent lights
- First floor and second floor washrooms
- Kitchenette available

Mezzanine Area

- Wood structure

ZONING

IL (Light Impact Industrial) zoning allows for a wide array of industrial uses such as warehousing, storage, manufacturing, processing, service and office uses and more. A copy of the zoning bylaws can be made available.

BASIC LEASE RATE

Please consult listing team

ADDITIONAL RENT (2026)

Approximately $7.67 PSF, per annum & 5% management fee (Basic Rent), plus GST

AVAILABILITY

Immediate

FOR MORE INFORMATION, PLEASE CONTACT:

Rick Dhanda
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5816
rick.dhanda@ca.cushwake.com

Kevin Volz
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@ca.cushwake.com

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

700 West Georgia Street, Suite 1200 | Vancouver, BC V7Y 1A1 | +1 604 683 3111 | **cushmanwakefield.ca**



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