



**CUSHMAN &
WAKEFIELD**

FOR LEASE
78TH AVENUE INDUSTRIAL CENTRE
13255 78TH AVENUE
SURREY, BC

5,097 SF WAREHOUSE AND OFFICE



LOCATION

The subject building is located just east of 132nd Street, one of the main north-south connectors serving the Newton industrial area. The location features easy access to King George Boulevard, Highway 10, the Massey Tunnel, the Pattullo Bridge and the Alex Fraser Bridge.



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BUILDING FEATURES

- Built approximately in early 1990s
- Part of seven building multi-tenant industrial complex
- Concrete tilt-up construction
- Easy access to 78th Avenue
- Clean user guidelines in effect
- On-site property management
- 19'8" clear ceilings in the warehouse
- Fully sprinklered

ZONING

I-L (Light Impact) industrial zoning allows for a wide array of light industrial uses such as manufacturing, warehousing, distribution and storage uses are permitted.

AVAILABLE AREA

UNITS 208 & 210

Main Floor Office	865 SF
Warehouse	3,367 SF
Main Floor Area	4,232 SF
Second Floor Office	865 SF
Total Available Area	5,097 SF

- One (1) rear dock door with leveller
- One (1) rear grade door
- Two (2) washrooms
- Multiple private offices
- Forced air gas warehouse heaters

LEASE RATE

\$20.95 per square foot, per annum, net, plus GST

ADDITIONAL RENT (2026)

Estimated at \$5.92 per square foot, per annum, plus 5% management fee, plus GST

AVAILABILITY

June 1st, 2026

COMMENTS

No woodworking, no automotive, nor food uses permitted.
Clean industrial uses only.



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