

FOR LEASE

UNIT 402

13303 78TH AVENUE

SURREY, BC



CUSHMAN &
WAKEFIELD



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LOCATION

The subject building is located just off 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.

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.

BUILDING FEATURES

- Built approximately in early 1990s
- Multi-tenant industrial complex
- Concrete tilt-up construction
- Easy access to 78th Avenue
- Fully sprinklered
- Clean user guidelines in effect
- On-site property management

AVAILABLE AREA

Warehouse	1,619 SF
Main Floor Office/Showroom	779 SF
Total Available Area	2,398 SF

- Streetfront unit
- One (1) grade door at rear
- 19' 10" clear ceilings in the warehouse
- Metal halide & fluorescent lighting
- Lunchroom
- Forced air gas warehouse heaters
- Ceiling fans
- Security bars on windows
- Large air-conditioned showroom/open plan area

BASIC LEASE RATE

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

ADDITIONAL RENT (2026)

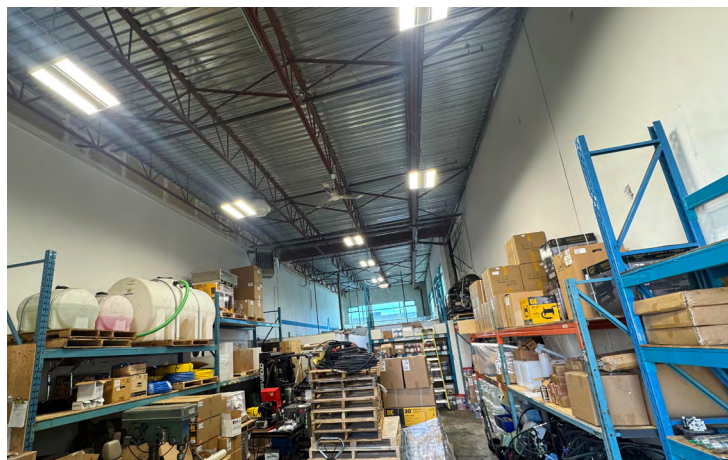
Estimated at \$5.92 per square foot, per annum, plus a 5% management fee calculated on Basic Lease Rate, plus GST

AVAILABILITY

Immediately

COMMENTS

No woodworking and no automotive uses permitted. Clean industrial uses only. Minimum 3 year lease term or longer required.



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