

78TH AVE INDUSTRIAL CENTRE



13329 78TH AVENUE
SURREY, BC

2,040 SF INDUSTRIAL UNIT

PROPERTY HIGHLIGHTS

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.

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 the 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
- Approximately 19' clear ceilings in the warehouse
- Fully sprinklered
- New Lighting

COMMENTS

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



AVAILABLE AREA

UNIT 508

Warehouse	1,497 SF
Office	543 SF

Total Available Area	2,040 SF
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- Forced air gas warehouse heat
- One (1) handicap-accessible washroom
- One (1) rear grade loading door
- 120/208V, 100A, 3-phase electrical service (tenant to verify)
- Security bars & Alarm System
- Ceiling fans

LEASE RATE

From \$3,561.50 per month, net, plus GST

ADDITIONAL RENT (2026)

Estimated at \$6.97 PSF, net, per annum, plus GST

AVAILABILITY

Immediate

For more information, please contact:

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