

13281 78TH AVENUE

UNIT 302 | SURREY, BC



3,095 SF STREET FRONT INDUSTRIAL UNIT FOR LEASE

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PROPERTY HIGHLIGHTS

LOCATION

Located in Surrey's established Newton industrial area, this unit offers convenient access to Highway 91, Highway 99, King George Boulevard, and Scott Road. The property is centrally positioned for efficient connectivity throughout Metro Vancouver and is surrounded by a wide range of amenities, services, and public transit options.

PROPERTY FEATURES

- Street front exposure
- Easy access to 78th Avenue
- 19'8" ceiling heights in warehouse
- One (1) 10' x 12' grade level loading door
- Concrete tilt-up construction
- Fully sprinklered
- Two (2) handicap-accessible washrooms
- HVAC system
- Metal halide & fluorescent lighting
- Lunchroom

AVAILABLE AREA

Office	1,916 SF
Warehouse	1,179 SF
TOTAL	3,095 SF

BASIC LEASE RATE

\$20.95 PSF, net, per annum, plus GST

ADDITIONAL RENT (2026)

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

AVAILABILITY

Immediately

