

FOR LEASE

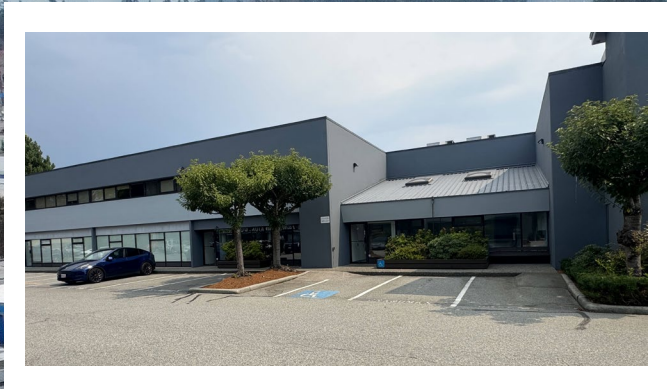
BUILDING FIVE - NEWTON OMNIPLEX CENTER

13370 78TH AVENUE

UNITS 54 & 55 | SURREY, BC



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LOCATION

Located in the Newton industrial area, the subject property is close to numerous residential neighbourhoods and commercial amenities such as shopping and restaurants. The subject property has exposure to 78th Avenue and is easily accessible to 132nd Street, 76th Avenue, 128th Street, Scott Road, King George Boulevard, Highway 10 and the Alex Fraser Bridge.

ZONING

I-L (Light Impact) zoning allows for a wide range of industrial uses including light industrial uses, warehousing, storage, distribution, and general service uses. Some specific office uses are also permitted under this zoning.

PROPERTY FEATURES

- Concrete tilt-up construction
- 78th Avenue frontage
- Ample on-site parking, street parking also available
- Fully sprinklered
- Easily accessible by public transit
- Professional property management in place

AVAILABLE AREA

UNITS 54 & 55

Warehouse	5,390 SF
Main Floor Office	1,470 SF
Total Main Floor	6,860 SF
Second Floor Office	892 SF
Total Available Area	7,752 SF

ADDITIONAL FEATURES

- One (1) dock & one (1) grade at rear
- Approximately 22' ceilings in warehouse
- Multiple washrooms
- Open plan second floor office with HVAC system
- Kitchenette

LEASE RATE

\$17.25 per square foot, per annum, plus GST

ADDITIONAL RENT (2026)

Estimated at approximately \$6.68 per square foot, per annum, plus GST

