

FOR LEASE

BUILDING FIVE - NEWTON OMNIPLEX CENTER

13370 78TH AVENUE

SURREY, BC



CUSHMAN &
WAKEFIELD



KEVIN VOLZ

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

RICK DHANDA

Personal Real Estate Corporation
Associate Vice President, Industrial
+1 604 640 5816
rick.dhanda@cushwake.com

JOT MATTU

Senior Associate, Industrial
+1 604 639 9352
jot.mattu@cushwake.com

ANDREW GREEN

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@cushwake.com

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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 57 - 59

Warehouse	10,590 SF
Main Floor Office	Build to Suit
Total Main Floor	10,590 SF
Second Floor Office	3,590 SF
Total Available Area	14,180 SF

ADDITIONAL FEATURES

- 2-hour firewall separation
- Two (2) 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



**Subject
Property**

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