



Unit 104 - 8041 132nd Street, Surrey

19,139 SF Warehouse & Office Space in Newton For Lease

Excellent exposure and access at the corner of 132nd Street & 80th Avenue in the heart of Surrey.

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Property Managed by:
Beedie

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Property Highlights

- 19,139 SF clean & functional warehouse & office space
- Located in the heart of Newton, 11 minutes from Surrey City Centre to the north
- Walking distance from amenities such as restaurants, coffee shops, services & shopping
- Minutes from Newton Exchange & Strawberry Hill Shopping Centre
- Available for immediate occupancy



Property Features

Location The property is located on the north-west corner of 132nd Street and 76th Avenue, in the Newton industrial area of Surrey. This area is extremely sought-after and established, offering flexible zoning for an excellent mix of businesses, both local and national.

Zoning IL - Light Impact Industrial, permitting industrial uses including warehousing, manufacturing, distribution, wholesale, assembly and related office.

Building Area*	Warehouse	19,139 SF
	<u>Office</u>	<u>To Suit</u>
	Total	19,139 SF

- Features**
- Concrete tilt-up construction
 - Key corner location with excellent exposure
 - Extensive landscaping providing a natural, campus-like setting
 - 24' clear ceilings
 - 2 dock loading doors
 - Radiant & gas-fired unit heating
 - 3-phase, 600 volt power service
 - Fully sprinklered

Lease Rate \$19.00 per SF, net

Additional Rent \$5.24 per SF
(2024 estimate, includes management fee)

Available Immediately

* All areas are approximate and to be verified



An aerial photograph of an industrial park in Surrey, British Columbia. The image shows numerous large industrial buildings with flat roofs, parking lots filled with cars and trucks, and some green spaces. A specific building, Unit 104, is highlighted with a blue rectangular overlay. The Colliers logo is in the top left corner.

Colliers

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