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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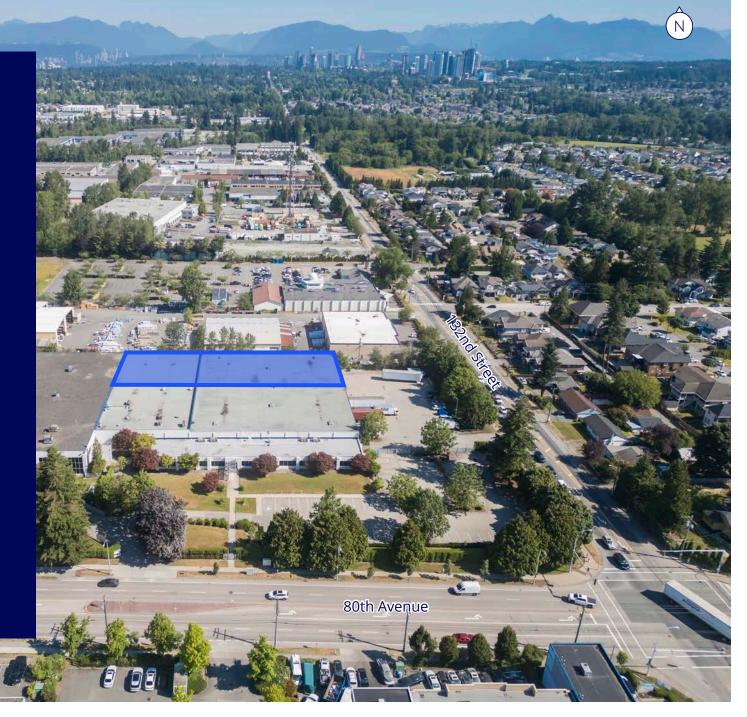
Property Managed by:

Marketed by:



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*	Warehouse19,139 SFOfficeTo SuitTotal19,139 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







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