

FOR LEASE

WAREHOUSE WITH YARD SPACE



131 Eleventh Street New Westminster, BC



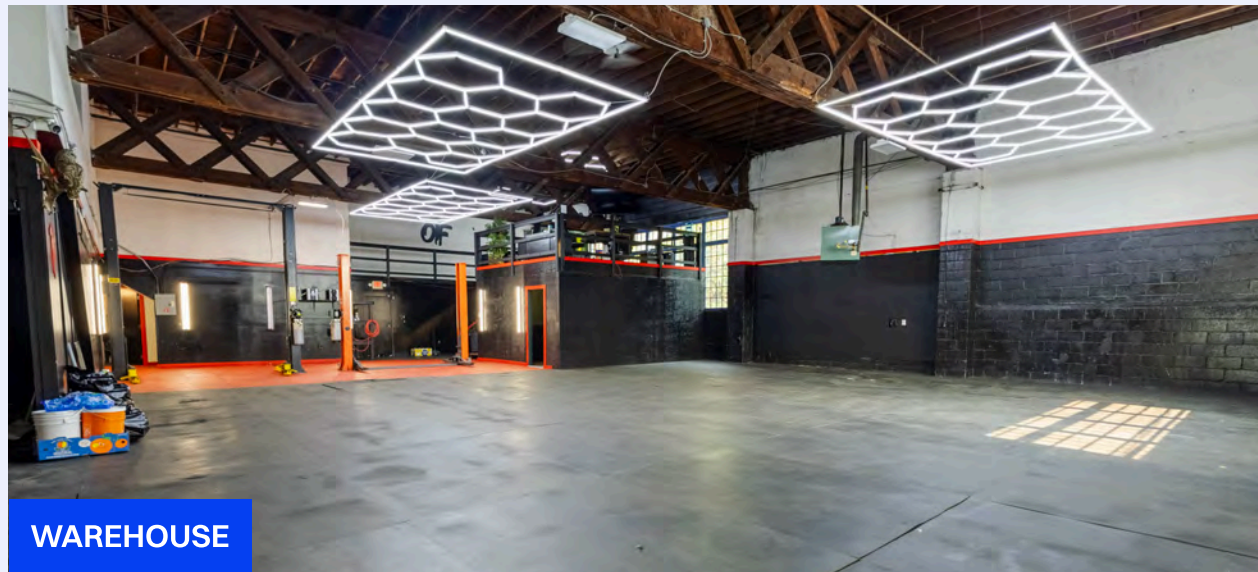
Khash Raeisi*, Founder

(778) 987-7029

khash@iciconic.com

*Personal Real Estate Corporation





WAREHOUSE



LOADING DOOR



EXTERIOR

The Opportunity

Iconic Properties Group is pleased to present approximately **4,032 SF of warehouse space**, together with approximately **1,092 SF of yard space**, for lease at **131 Eleventh Street** in **Uptown New Westminster**. The premises feature a functional open warehouse area with a **14-foot grade-level loading door**, approximately 13'4" clear height, and ceiling heights reaching up to 20 feet.

The space also includes two washrooms, dedicated office space, and a loft overlooking the warehouse floor, providing flexibility for administrative, storage, or operational requirements. **Zoned M-1**, the property can accommodate a variety of light industrial, warehousing, service commercial, and related business uses, subject to municipal regulations.

Located in a highly accessible urban setting, the property benefits from a **Walk Score of 93**, classified as a "Walker's Paradise," and a **Transit Score of 81**, reflecting excellent access to public transportation. This opportunity is well suited to businesses seeking functional warehouse space with loading, office, and loft components in the heart of Uptown New Westminster.

HIGHLIGHTS



Functional Warehouse Space

4,032 SF of open and adaptable warehouse space in Uptown New Westminster.



Grade-Level Loading

14-foot grade-level loading door with 13'4" clear height and ceilings reaching up to 20 feet.



Office and Loft Components

Includes two washrooms, dedicated office space, and a loft overlooking the warehouse floor.



Central and Accessible Location

M-1 zoning with a Walk Score of 93 and Transit Score of 81.

Property Overview

ADDRESS	131 Eleventh Street, New Westminster
NEIGHBOURHOOD	Uptown NW
PID	001-683-535
ZONING	M-1 - Light Industrial Districts
FLOOR AREA	4,032 SF
YARD AREA	1,092 SF
LOADING DOOR	One 14' Grade Loading Door
CEILING HEIGHT	20'
CLEAR HEIGHT	13'4
WALK SCORE	93 / Walker's Paradise
TRANSIT SCORE	81 / Excellent Transit
BASE RENT	Contact Listing Agent
ADDITIONAL RENT	\$8/SF/yr

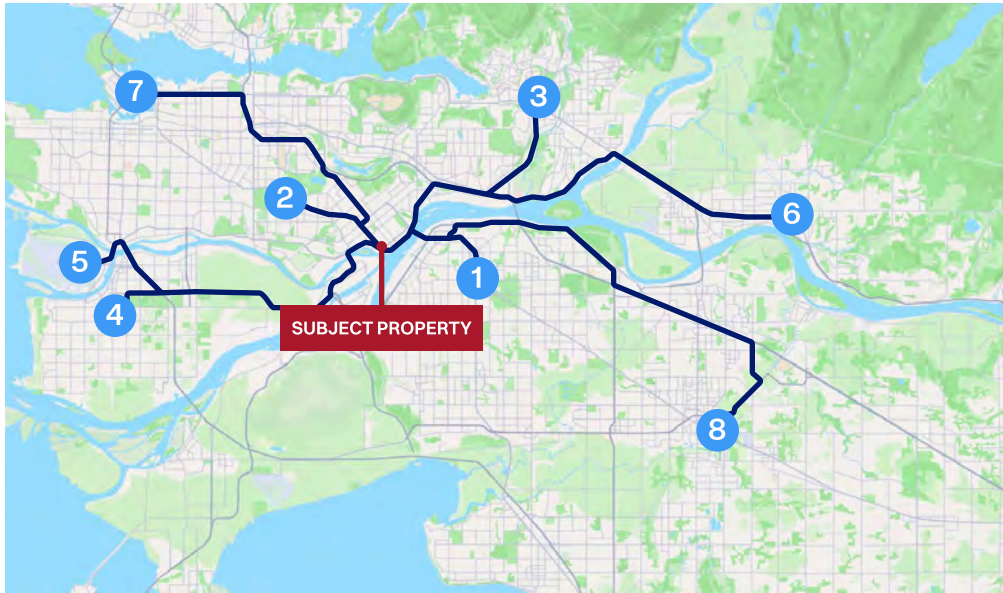


Location Overview

Strategically located in Uptown New Westminster, 131 Eleventh Street offers convenient access to major transportation routes connecting businesses throughout Metro Vancouver. Key destinations include Surrey City Centre and Metropolis at Metrotown within approximately 15 minutes, Coquitlam Centre, Richmond, and YVR Airport within 30 minutes, Maple Ridge within 35 minutes, and Vancouver and Langley City within 45 minutes, subject to traffic conditions.

The property is also well served by public transit and nearby amenities, with a Walk Score of 93 and Transit Score of 81, making it a highly accessible location for employees, customers, and business operations.

Key Destination	Approx. Driving Time
1 Surrey City Centre	15 minutes
2 Metropolis at Metrotown	15 minutes
3 Coquitlam Centre	30 minutes
4 Richmond	30 minutes
5 YVR Airport	30 minutes
6 Maple Ridge	35 minutes
7 Vancouver	45 minutes
8 Langley City	45 minutes



RESTAURANTS & CAFES

- 1 Big Way Hot Pot
- 2 Longtail Kitchen
- 3 Angelina's Dutch Corner
- 4 Piva Modern Italian
- 5 The Old Spaghetti Factory
- 6 Taqueria Playa Tropical
- 7 Kozak Ukranian Eatery
- 8 Craft Cafe
- 9 Starbucks Coffee
- 10 Gong Cha
- 11 Tim Hortons

RETAIL & SERVICES

- 1 Safeway
- 2 Save-On-Foods
- 3 BC Liquor
- 4 TD Canada Trust
- 5 BMO
- 6 Canada Post
- 7 Pharmasave
- 8 UPS
- 9 Walmart
- 10 Petro Canada
- 11 Shoppers Drug Mart

131 ELEVENTH ST

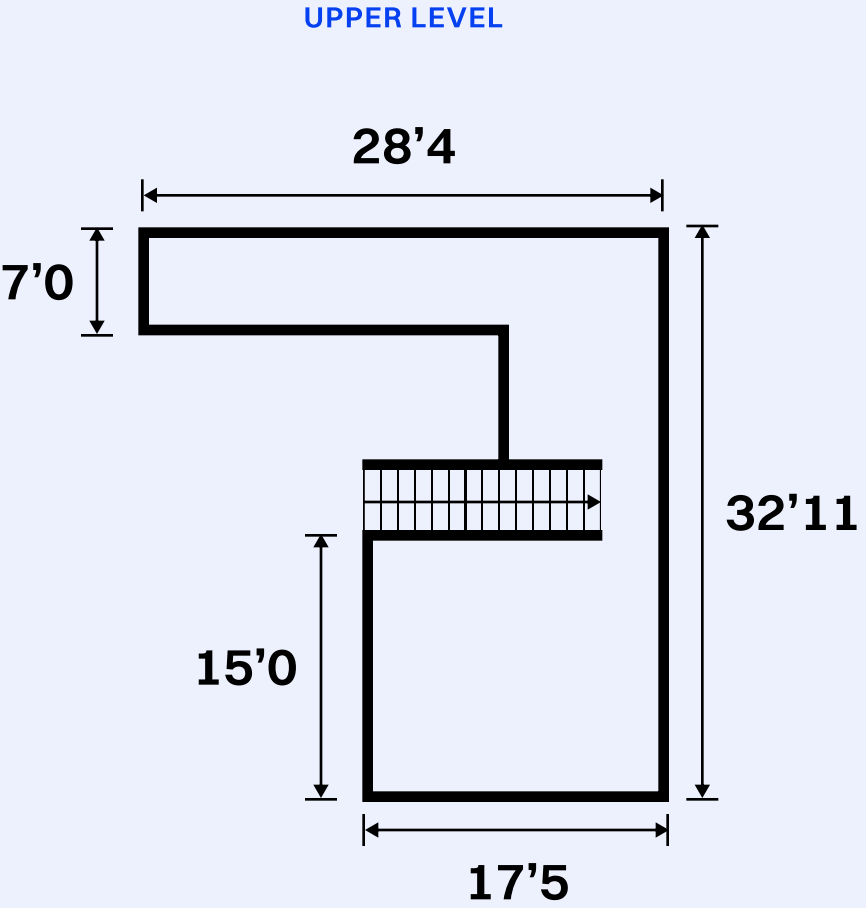
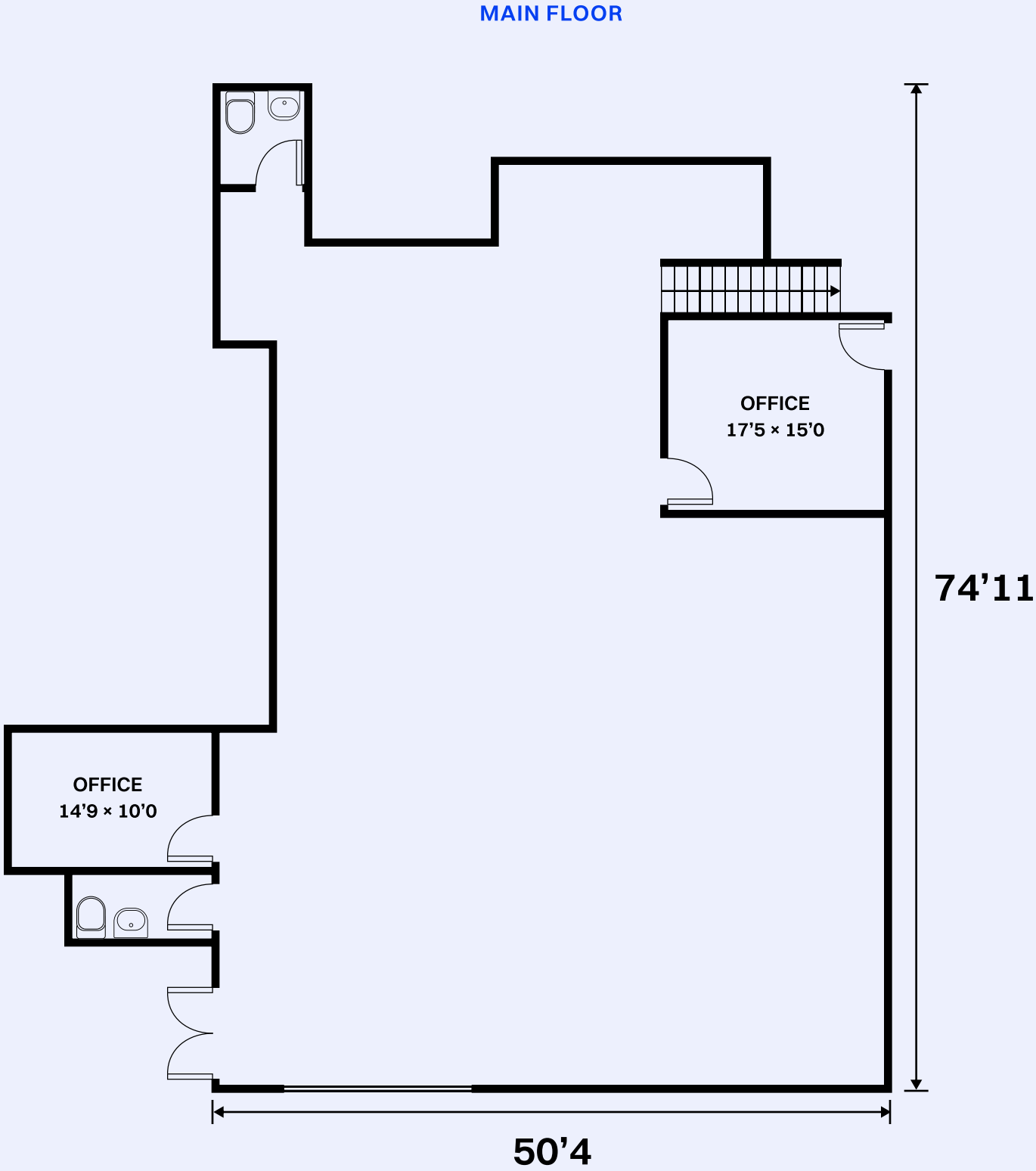
SKY TRAIN STATION

BUS STOP



Floor Plan

MAIN FLOOR	3,491 SF
UPPER LEVEL	541 SF
TOTAL AREA	4,032 SF



This floor plan is provided for general information and illustrative purposes only. All measurements and dimensions are approximate and may not reflect the actual layout. Buyers are advised to verify all details independently.

Gallery



WAREHOUSE



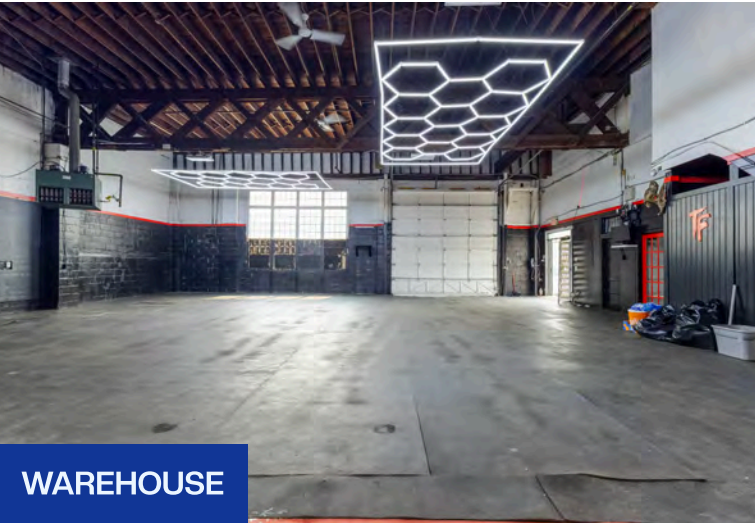
WAREHOUSE



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WAREHOUSE



WAREHOUSE



LOFT



LOFT VIEW

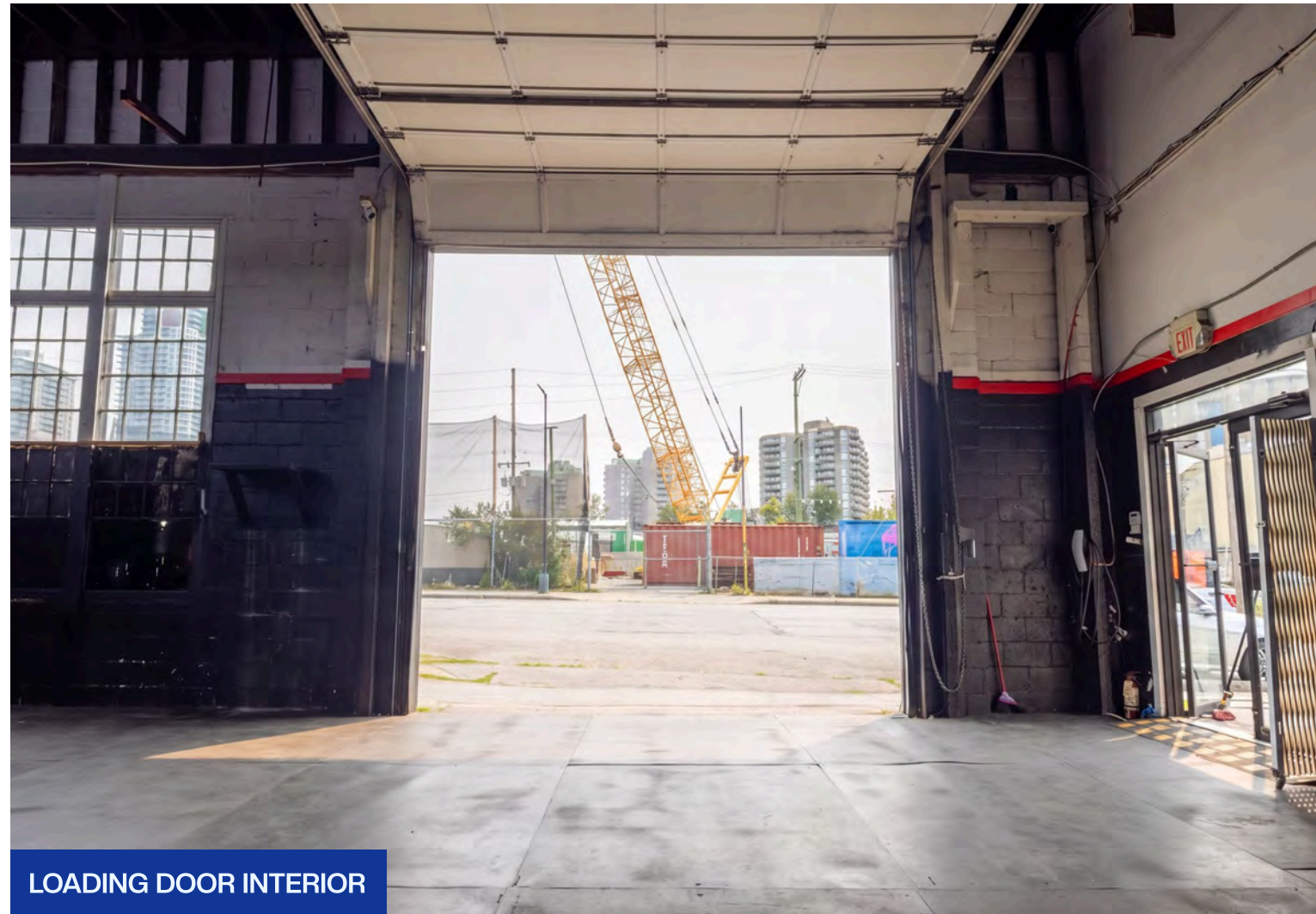


2ND LEVEL

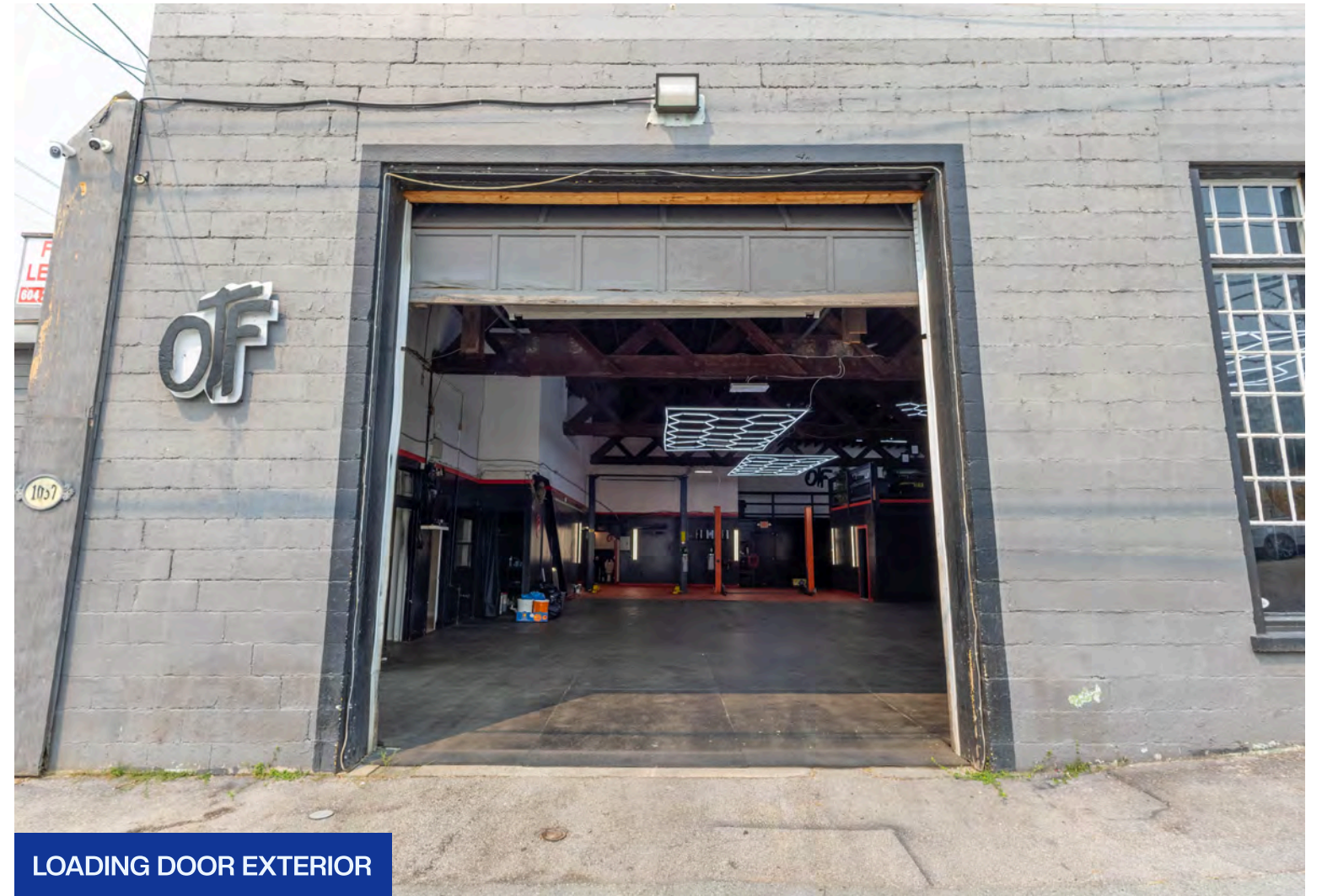


OFFICE

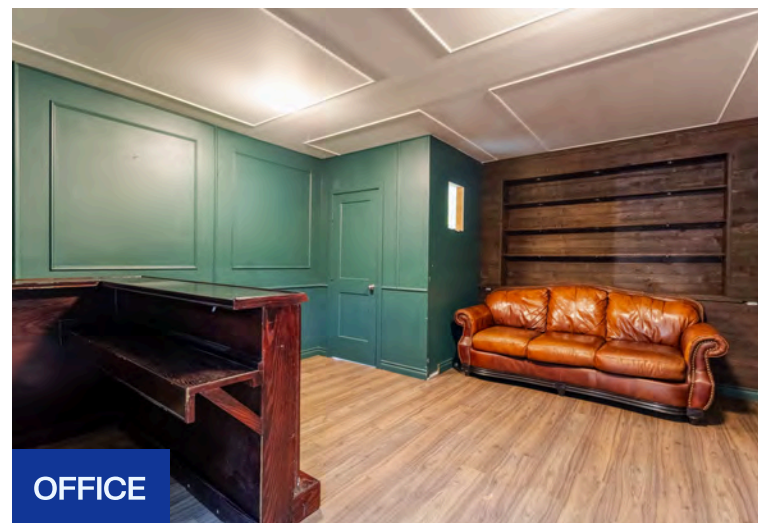
Gallery



LOADING DOOR INTERIOR



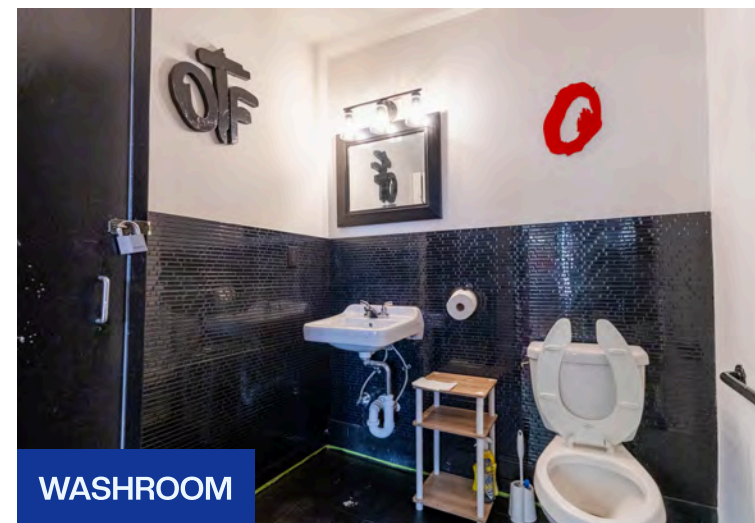
LOADING DOOR EXTERIOR



OFFICE



WASHROOM



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