



FOR LEASE  
4 WAREHOUSES IN  
PRIME NEWTON LOCATION

UNITS A - D  
8065 130 ST  
SURREY BC



# PROPERTY DETAILS

## ADDRESS

UNITS A- D, 8065 130 ST

SURREY, BC, V3W 7X4

## SIZE

FROM 2652 SQ FT UPTO 14881 SQ FT

## ZONING

IL

## YEAR BUILT

1981

## PARKING STALLS

18

PRIME NEWTON LOCATION FOR YOUR INDUSTRIAL ZONED WAREHOUSE. UNITS CAN BE COMBINED OR LEASED INDIVIDUALLY FOR TOTAL SQUARE FOOTAGE RANGING FROM 2652 SQ FT TO 14881 SQ FT. TOTAL OF 5 BAY DOORS (3 ON GRADE + 2 DOCK LOADING) WITH LEGAL MEZZANINE IDEAL FOR RETAIL/OFFICE SPACE (I.E. PERFECT FOR YOUR SHOWROOM). HIGH EXPOSURE LOCATION. 18 PARKING SPOTS AND 8 BATHROOMS TOTAL. 'IL' ZONING ALLOWING FOR LIGHT INDUSTRIAL AND BUSINESS PARK USES, INCLUDING ANCILLARY OFFICE USES.



# UNIT A LEASE DETAILS

LEASE TYPE

NET

BASIC RENT

\$24 PER SQ FT PER ANNUM

ADDITIONAL RENT

\$5.84 PER SQ FT PER ANNUM

SIZE

6462 SQ FT

APPROX. BASIC RENT PER MONTH

\$12,924

APPROX. ADD. RENT PER MONTH

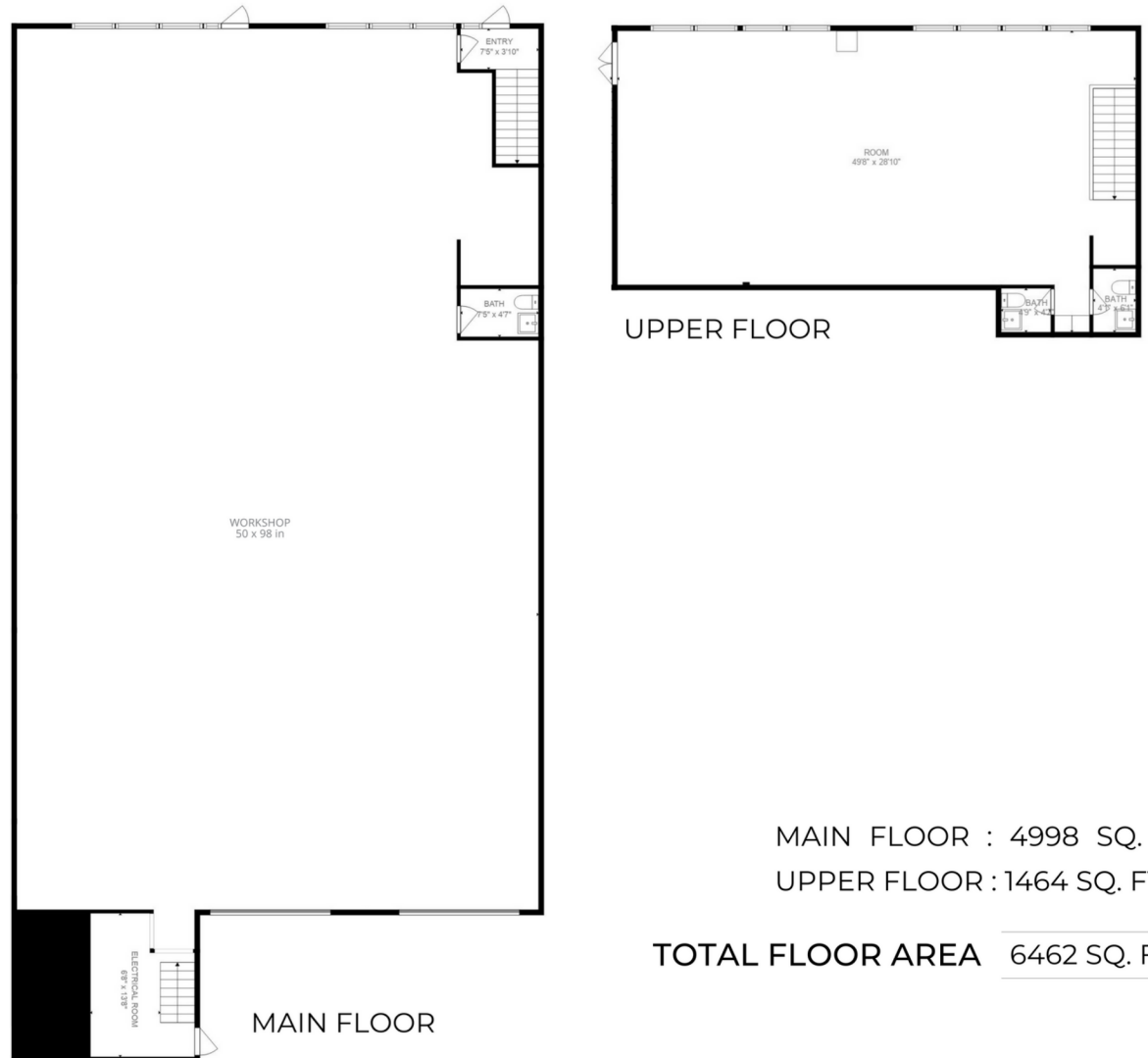
\$3,145

APPROX. TOTAL RENT PER MONTH

\$16,069

## FLOOR PLAN

Unit A - 8065 130 St  
Surrey, BC



MAIN FLOOR : 4998 SQ. FT.

UPPER FLOOR : 1464 SQ. FT.

TOTAL FLOOR AREA 6462 SQ. FT.



The floor plan is not suitable for architectural/construction purposes. Measurements should be considered approximate, actual May Vary. Floor plan(s) is intended to give a general indication of the layout. Dimensions are not intended to form any contract or warranty.

DISCLAIMER: MEASUREMENTS ARE APPROXIMATE. TENANT OR TENANT'S AGENT TO VERIFY AND CONFIRM MEASUREMENTS IF DEEMED IMPORTANT.

# UNIT B LEASE DETAILS

## LEASE TYPE

NET

## BASIC RENT

\$24 PER SQ FT PER ANNUM

## ADDITIONAL RENT

\$5.84 PER SQ FT PER ANNUM

## SIZE

3025 SQ FT

## APPROX. BASIC RENT PER MONTH

\$6,050

## APPROX. ADD. RENT PER MONTH

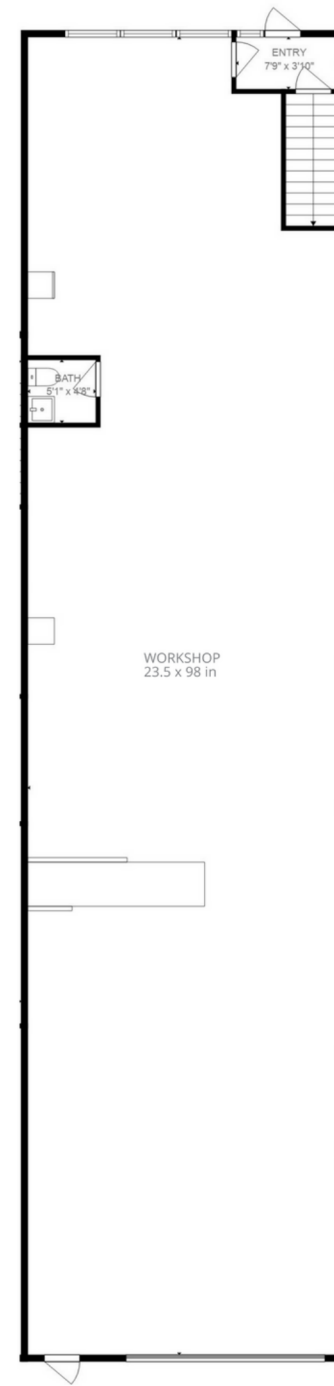
\$1,472

## APPROX. TOTAL RENT PER MONTH

\$7,522

### FLOOR PLAN

Unit B - 8065 130 St  
Surrey, BC



UPPER FLOOR

MAIN FLOOR : 2425 SQ. FT.

UPPER FLOOR : 600 SQ. FT.

TOTAL FLOOR AREA 3025 SQ. FT.

MAIN FLOOR



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# UNIT C LEASE DETAILS

## LEASE TYPE

NET

## BASIC RENT

\$22 PER SQ FT PER ANNUM

## ADDITIONAL RENT

\$7.00 PER SQ FT PER ANNUM

## SIZE

2742 SQ FT

## APPROX. BASIC RENT PER MONTH

\$5,027

## APPROX. ADD. RENT PER MONTH

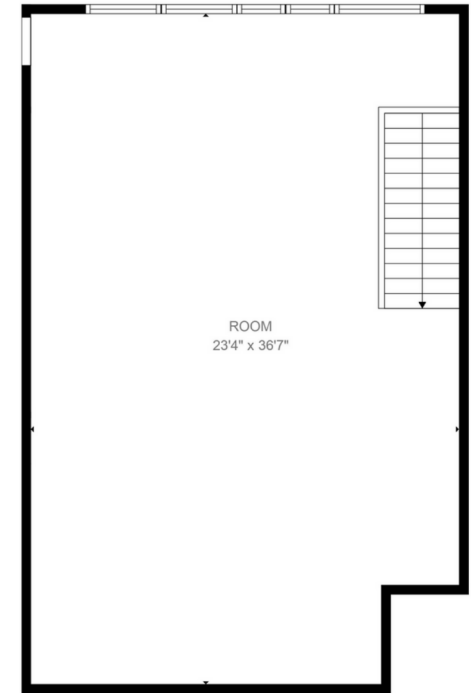
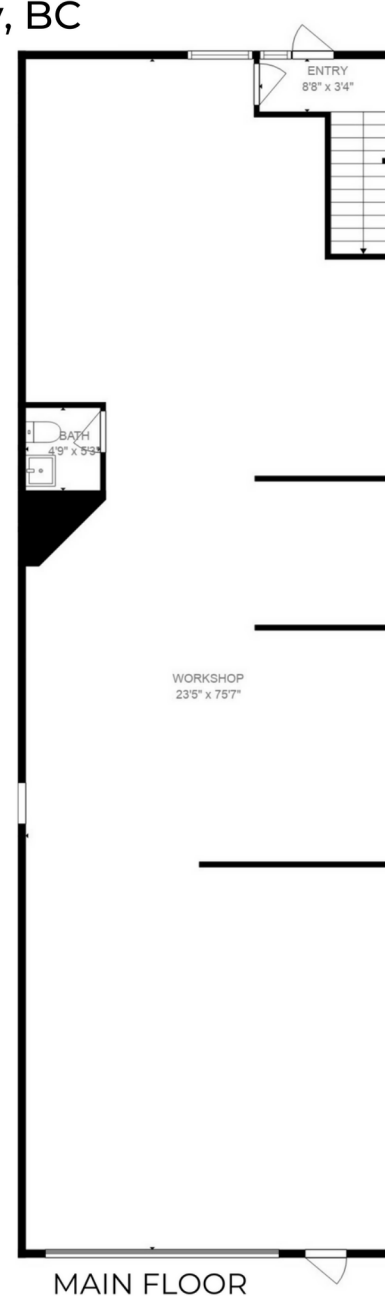
\$1,600

## APPROX. TOTAL RENT PER MONTH

\$6,627

## FLOOR PLAN

Unit C - 8065 130 St  
Surrey, BC



UPPER FLOOR

MAIN FLOOR : 1850 SQ. FT.

UPPER FLOOR : 892 SQ. FT.

TOTAL FLOOR AREA 2742 SQ. FT.



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# UNIT D LEASE DETAILS

## LEASE TYPE

NET

## BASIC RENT

\$22 PER SQ FT PER ANNUM

## ADDITIONAL RENT

\$7.00 PER SQ FT PER ANNUM

## SIZE

2652 SQ FT

## APPROX. BASIC RENT PER MONTH

\$4,862

## APPROX. ADD. RENT PER MONTH

\$1,547

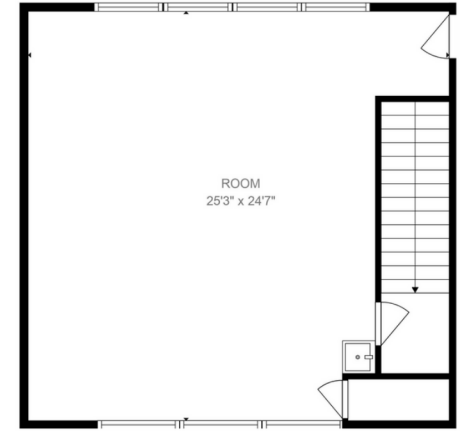
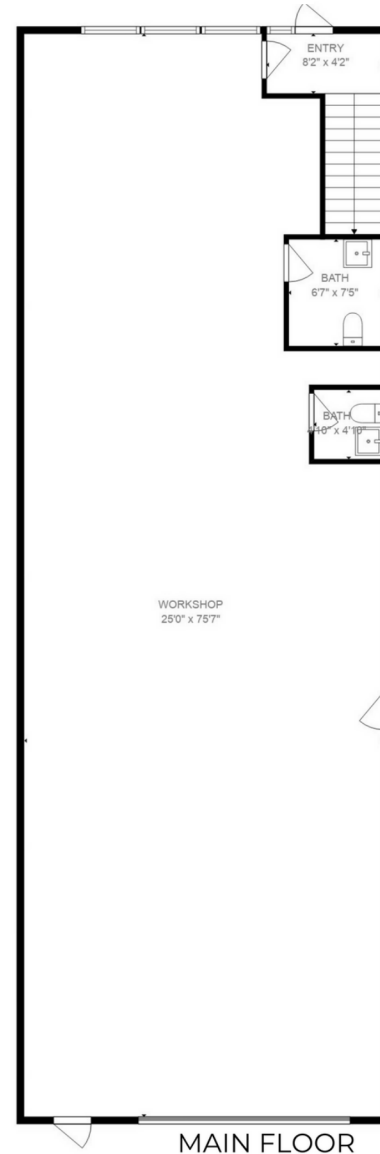
## APPROX. TOTAL RENT PER MONTH

\$6,409

## FLOOR PLAN

# Unit D - 8065 130 St

Surrey, BC



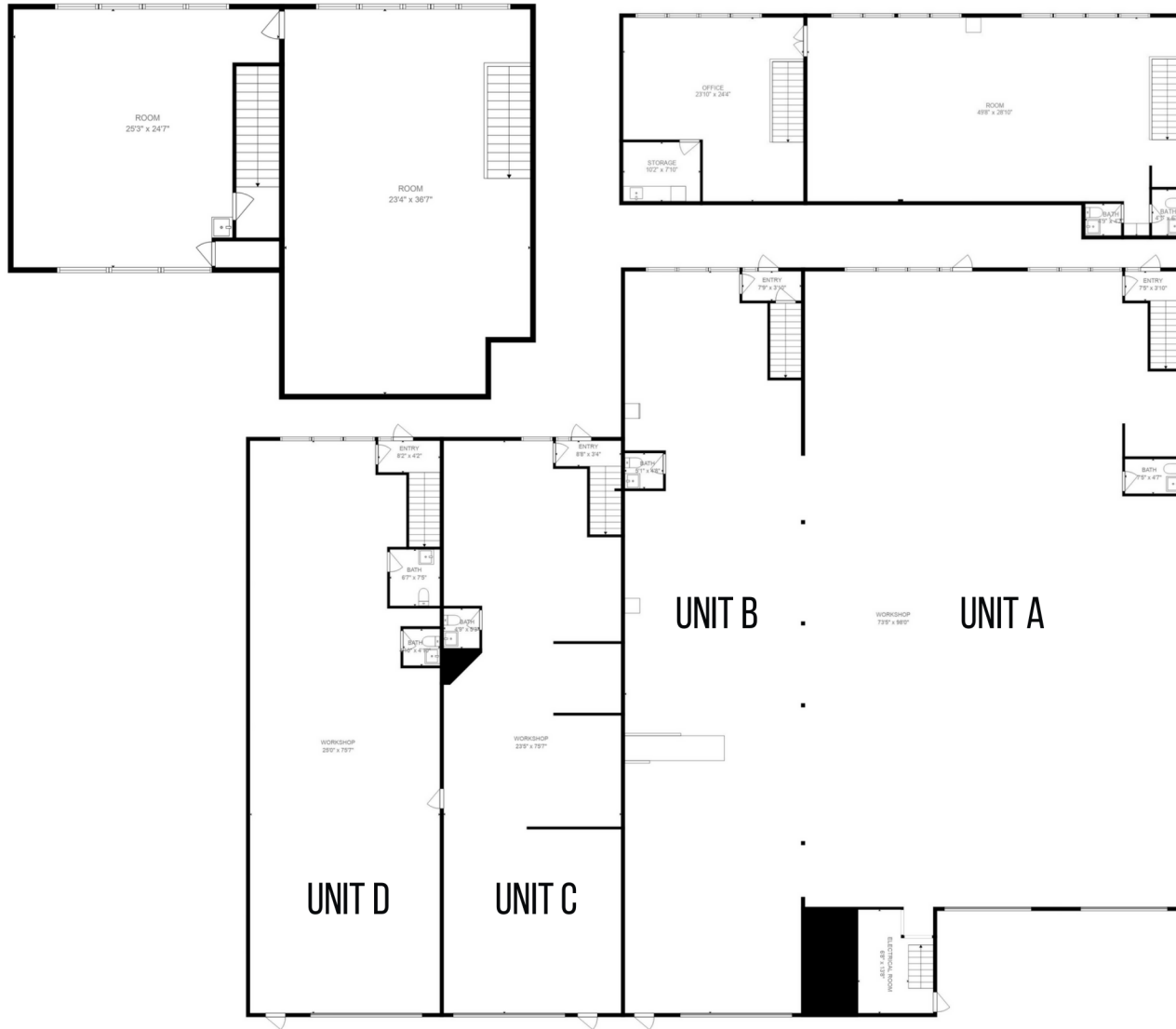
MAIN FLOOR : 1992 SQ. FT.  
UPPER FLOOR : 660 SQ. FT.

TOTAL FLOOR AREA 2652 SQ. FT.



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**FLOOR PLAN**  
**Units A-D 8065 130 St**  
**Surrey, BC**

**FLOOR AREA**  
 Unit A : 6462 SQ. FT  
 Unit B : 3025 SQ. FT  
 Unit C : 2742 SQ. FT  
 Unit D : 2652 SQ. FT  
**TOTAL FLOOR AREA : 14881 SQ. FT.**



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NORTH

**FOR MORE INFO CONTACT**



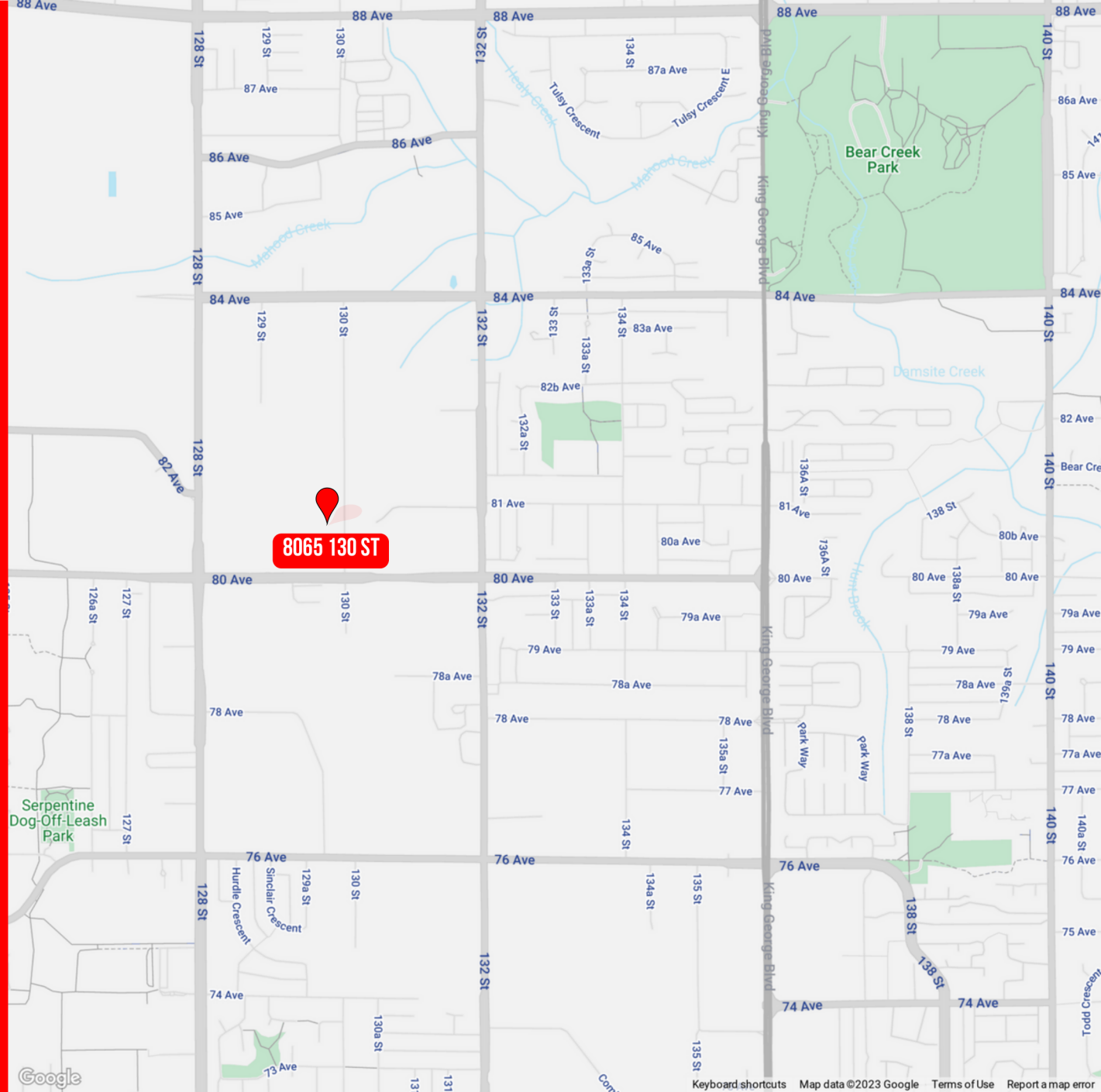
**RAJ JHAJJ | 778-765-0089**

**EXP REALTY BC**



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**EXP REALTY BC**



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