



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**  
**UNIT 110**  
**13120 76 AVENUE**  
**SURREY, BC**

**22,634 SF WAREHOUSE WITH SIX DOCK DOORS**



**ONE ACRE OF OPTIONAL YARD**

#### CONTACT INFORMATION

**Rick Dhanda PREC**

Vice President  
+1 604 640 5816  
rick.dhanda@cushwake.com

**Kevin Volz PREC**

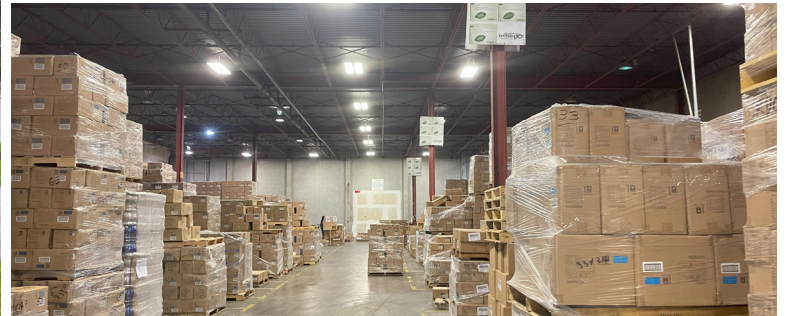
Vice President  
+1 604 640 5851  
kevin.volz@cushwake.com

**Jot Mattu**

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

Suite 1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.  
The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 11/20 bg



Opportunity to lease 22,634 SF of clean industrial space plus optional yard space of approximately one acre. The property is extremely well located in the Newton commercial center of Surrey, a significant hub for industrial businesses. The location provides quick access to 120 Street, King George Boulevard, and the Alex Fraser Bridge.

### ZONING

IB (Business Park Zone) allows for a wide array of light industrial uses including warehousing, distribution, and general services uses

### AVAILABLE AREA

Lower Ceiling Warehouse	4,392 SF
Warehouse:	17,168 SF
Main Floor Area:	21,560 SF
Second Floor Office:	1,074 SF
<b>Total Available Area:</b>	<b>22,634 SF</b>

### OPTIONAL YARD AREA

Approximately 20,525 SF of outside secured yard

### AVAILABILITY

immediate

### PROPERTY FEATURES

- Six (6) dock loading doors
- One (1) grade door (11' x 10')
- 20'7" clear ceiling height
- LED lighting
- Forced air gas heating
- Multiple bathrooms
- Conference room and one private office
- Ample parking

### BASIC LEASE RATE

Building: Please contact listers

Yard: \$4.00 PSF, net, per annum, plus GST

### ADDITIONAL RENT (2025)

Building: Approximately \$10.74 PSF, per annum, plus GST

### CONTACT INFORMATION

#### Rick Dhanda PREC

Vice President  
+1 604 640 5816  
rick.dhanda@cushwake.com

#### Kevin Volz PREC

Vice President  
+1 604 640 5851  
kevin.volz@cushwake.com

#### Jot Mattu

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