

**FOR LEASE**

**UNIT 401 - 402**  
**13060 80 AVENUE | SURREY, BC**



*HIGH EXPOSURE*  
*4,408 SF UP TO 11,368 SF AVAILABLE*

## Contact

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**CBRE**

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## Property Summary

**Asking Base Rent:**

Contact Agents

**Additional Rent:**

\$5.00 PSF (2026, Est.)

**Size:**

Ground floor	3,480 SF
Mezzanine office	464 SF
Mezzanine storage	464 SF
<b>Total</b>	<b>4,408 SF</b>

**Availability:**

Immediately

**Loading**

2 grade doors

**Ceiling Height**

20'

*Units 403-406 can be combined to provide a contiguous total of 11,368 SF.*



Concrete tilt up  
construction



Ample on-site  
parking



Pylon signage  
opportunities with  
exposure to 80th  
Avenue



Professionally  
managed



Accessible to  
public transit



I-L (Light Impact)  
zoning allows for  
a wide range of  
industrial uses



## Location

The Newton industrial area is bordered by well-developed commercial districts along King George Boulevard, Scott Road, and Panorama Village, which offer a variety of business services, dining, and shopping options. The complex has good exposure to 80th Avenue and is easily accessible to 132nd Street, Scott Road, King George Boulevard, Highway 10, and the Alex Fraser Bridge. This central location, coupled with the wealth of amenities and convenience of transit service, makes Newton the most sought-after location for industrial businesses throughout Metro Vancouver.



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## CBRE

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