



FOR LEASE

UNIT 3
8086 130TH STREET
SURREY, BC

NORTH NEWTON EAST INDUSTRIAL CENTRE
2,007 SF INDUSTRIAL UNIT



**CUSHMAN &
WAKEFIELD**



LOCATION

Situated in the Newton industrial area of Surrey, the complex is within close proximity to various surrounding industrial businesses, residential neighborhoods and amenities. The property offers excellent access to 80th Avenue, 128th Street, 130th Street, 132nd Street, King George Boulevard, and Nordel Way.

ZONING

I-L (Light Impact Industrial)

Allows for a wide range of light industrial uses such as manufacturing, warehousing, distribution and storage uses are permitted.

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Main Floor Office	587 SF*
Warehouse	1,420 SF*
Main Floor Area	2,007 SF*

** Sizes are approximated, tenant to verify*

FEATURES

- Concrete tilt-up construction
- Abundant parking on site & on street
- Owned & professionally managed by the Redstone Group
- One (1) 12' x 14' rear grade loading door
- Minimum 18'4" clear ceilings
- Forced air gas warehouse heating
- Fluorescent lighting
- Skylight
- One (1) handicap-accessible 3-pc washroom

BASIC LEASE RATE

\$3,002.14 per month, net, plus GST.

ADDITIONAL RENT (2026)

Estimated at approximately \$2,043.80 per month, plus GST.

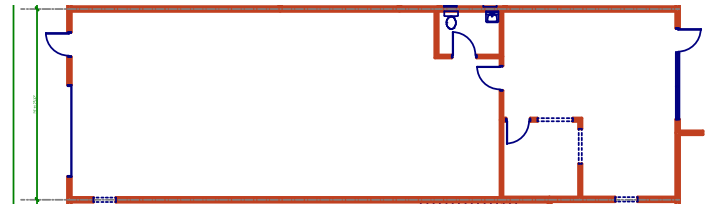
AVAILABILITY

Immediate

COMMENTS

No automotive repair, auto body, nor outside storage uses permitted.

UNIT 3



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