



FOR LEASE

13 - 13550 77 Avenue
Surrey, BC

Strata Warehouse Unit in Newton

- » Functional Square Layout
- » 12' x 14' Roll-Up Door
- » 15'9" Clear Ceiling Height
- » Available Immediately

UPDESH GREWAL

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PROPERTY INFO

RENTABLE AREA

Warehouse: 2,821 ft²

BASIC RENT

\$18.00/ ft² / per annum

ADDITIONAL RENT

\$8.81 / ft² / per annum

EST. GROSS RENT

\$6,302.58 / month + GST

ZONING

IL (Light Impact Industrial)

Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.

POWER SUPPLY

3-Phase / 225-AMP / 600-Volt

*Tenant to verify power supply is sufficient for their intended use



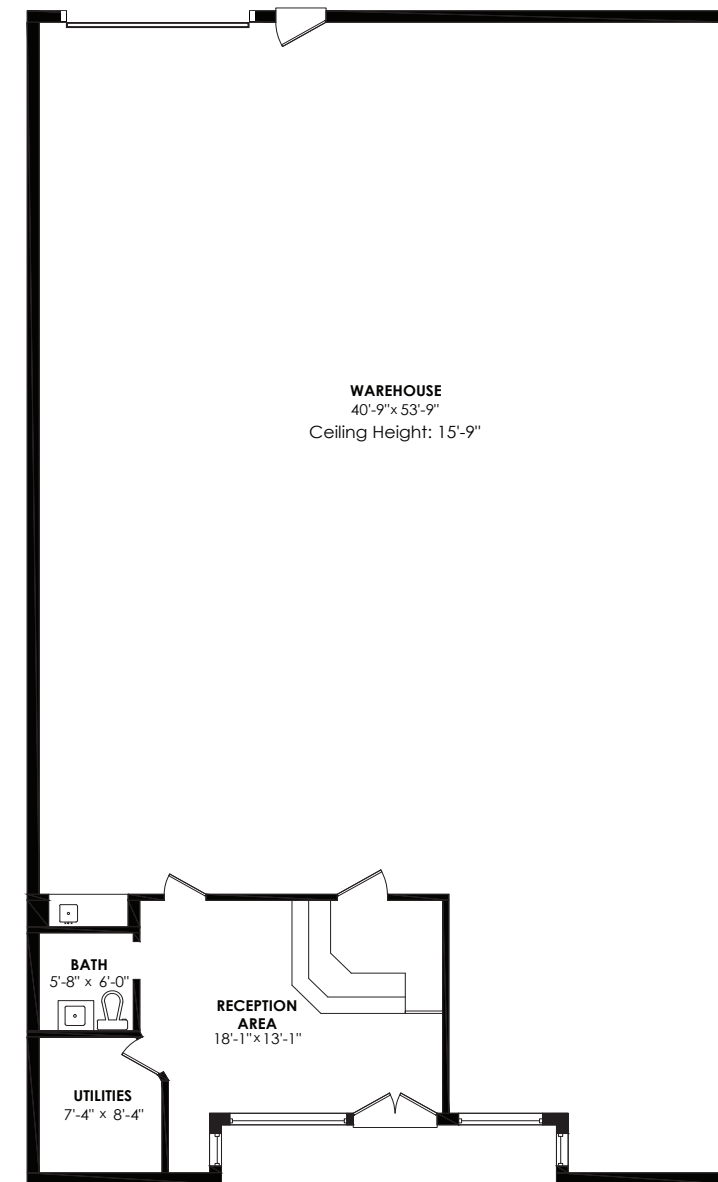
Unit 13 - 13550 77 Avenue (Surrey)

Centrally located in the heart of Newton, this 2,821 square foot warehouse unit features a functional layout accessed via a 12' x 14' grade level loading door with 15'9" clear ceiling height, and 3-Phase / 225-AMP / 600-Volt power supply.

Zoned IL (Light Impact Industrial) the unit supports a wide variety of uses; however, please note that automotive-repair uses are strictly prohibited. The space is available for immediate occupancy.

- » Functional Square Layout
- » Central Location in Newton
- » Available Immediately

Main Floor Plan



FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



DRIVE TIMES

CLOVERDALE	20 MINS
WHITE ROCK	24 MINS
DELTA	30 MINS
BURNABY	34 MINS
MAPLE RIDGE	40 MINS
ABBOTSFORD	50 MINS
VANCOUVER	51 MINS

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