



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**  
**8132 130<sup>TH</sup> STREET**  
**SURREY, BC**

**1 UNIT REMAINING**



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# FOR LEASE

## 8132 130<sup>TH</sup> STREET

### SURREY, BC



#### OPPORTUNITY

To lease a brand new high quality industrial facility offering flexible bay sizes with dock or grade loading in the Newton industrial park.

#### LOCATION

Situated within the busy Newton industrial area of Surrey just north of 80th Avenue on the east side of 130th Street. This exciting new project is located near numerous restaurants, retail services and amenities, and nearby surrounding residential neighbourhoods. Easy access is granted via 80th Avenue and 130th Street connecting to numerous arterial & truck routes such as 128th Street, 132nd Street, the Pattullo Bridge via King George Boulevard & Scott Road, the Alex Fraser Bridge and the new South Fraser Perimeter Road via 88th Avenue/ Nordel Way.

#### ZONING

IL (Light Impact) industrial zone

#### LEASE RATES

\$11.50 psf, net per annum

#### ADDITIONAL RENT (2018)

Estimated at \$5.88 psf, per annum

#### FEATURES

- Tilt-up construction
- 26' clear ceiling heights
- Grade loading doors
- T5 energy efficient lighting
- Forced air gas heat
- 3 phase electrical power
- Fully sprinklered
- Separately demised units
- One (1) bathroom per unit

#### BUILDING DETAILS

##### CEILING HEIGHTS

26' clear to underside of joists

##### PARKING RATIO

1:1025 sf (not including loading area)

##### HEAT

One gas fired unit heater and one Banvil fan per unit

##### ELECTRICAL

3 phase, 1600A power to each building electrical room.  
2" power and 1" telephone conduit installed to each unit

##### LIGHTS

T5 energy efficient fluorescent high bay lighting in warehouse to provide 30FC

##### PLUMBING

Sanitary drain and 1.5" cold water supply roughed into each unit (near future washroom locations).

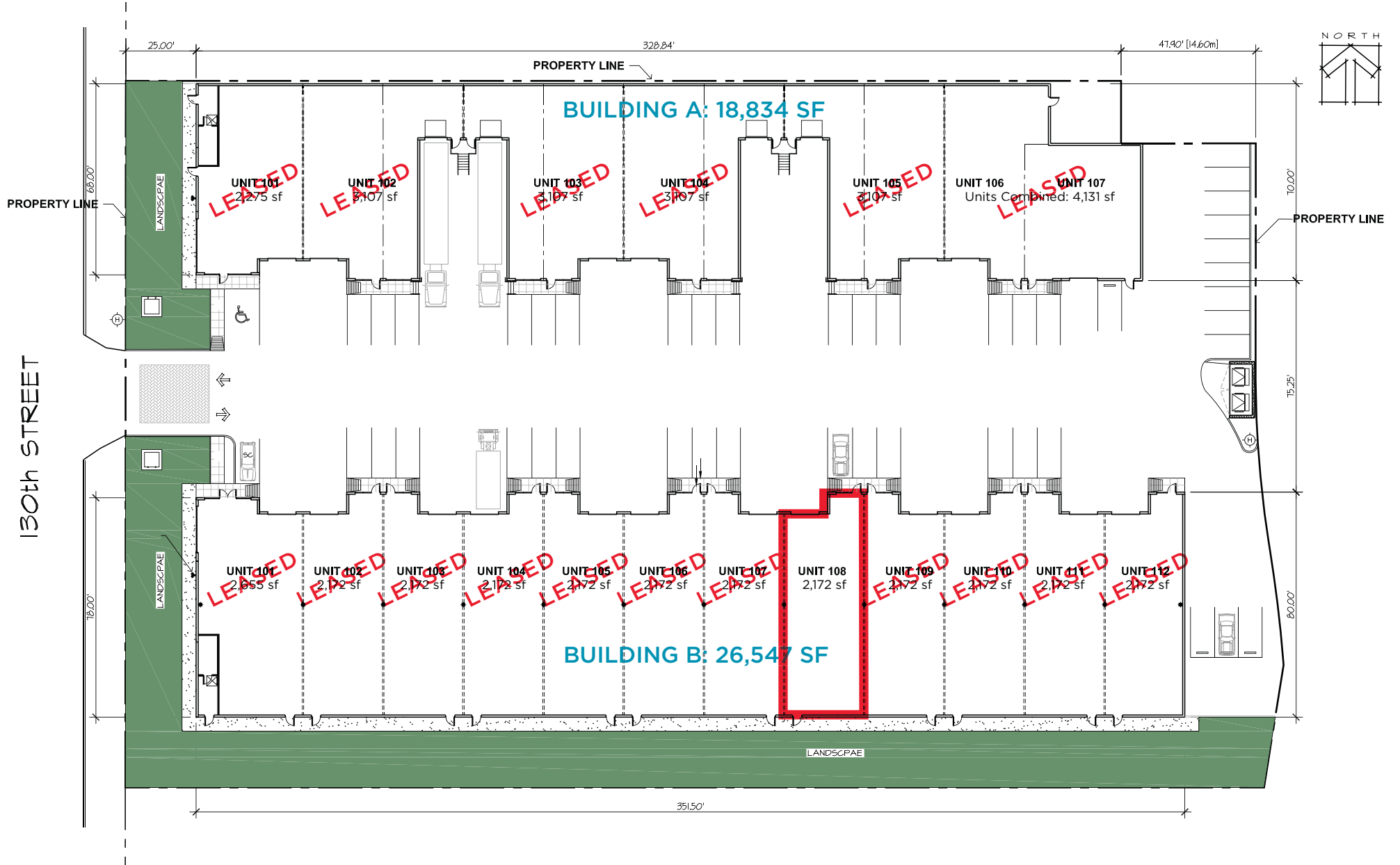
Unit 101 in each building will have a completed washroom with toilet, sink and hot water tank.

##### FIRE PROTECTION SPRINKLER SYSTEM

Designed to NFPA 13 for storage of class 3 commodities on racks for a maximum height of 20' and 8' isles



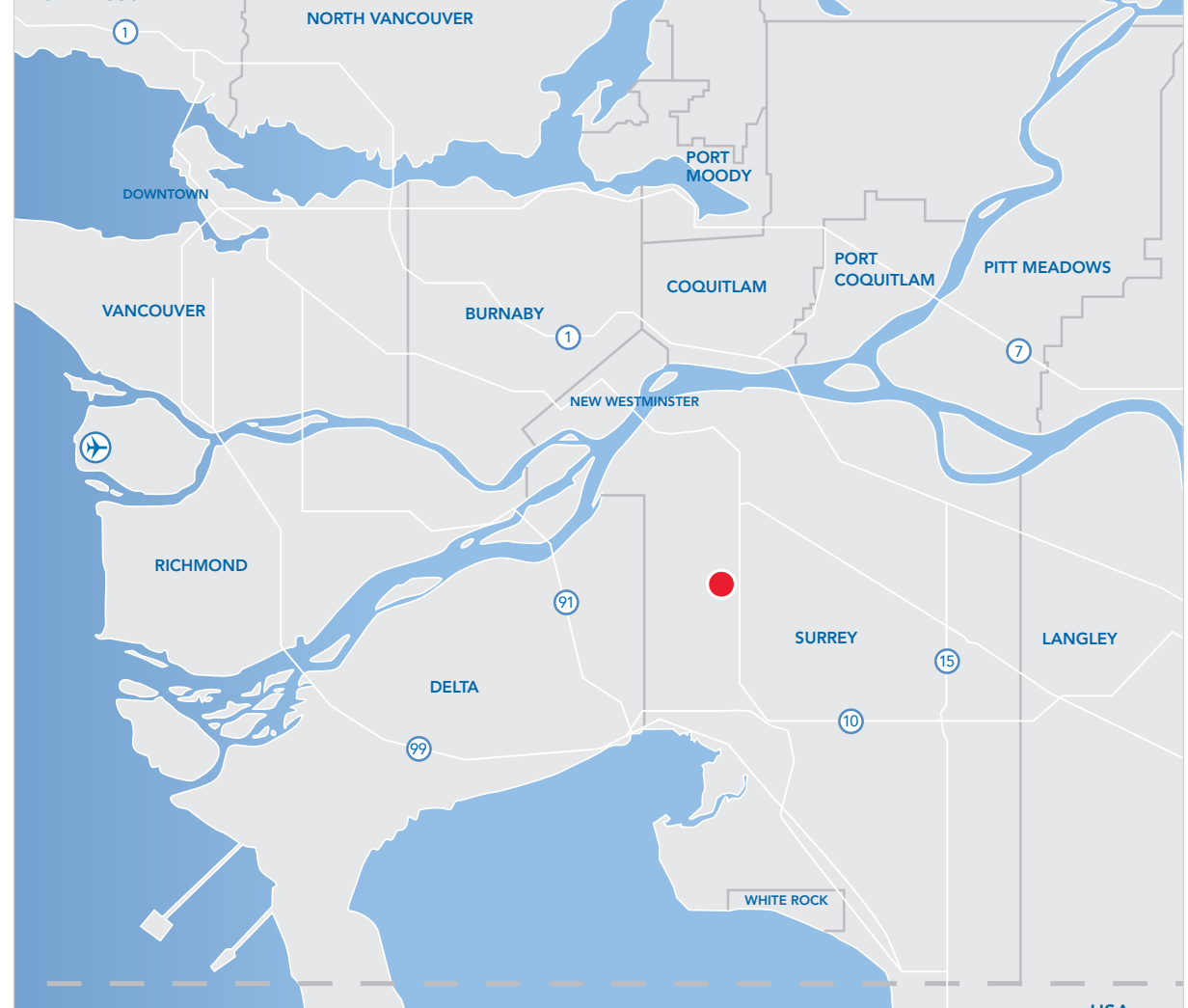
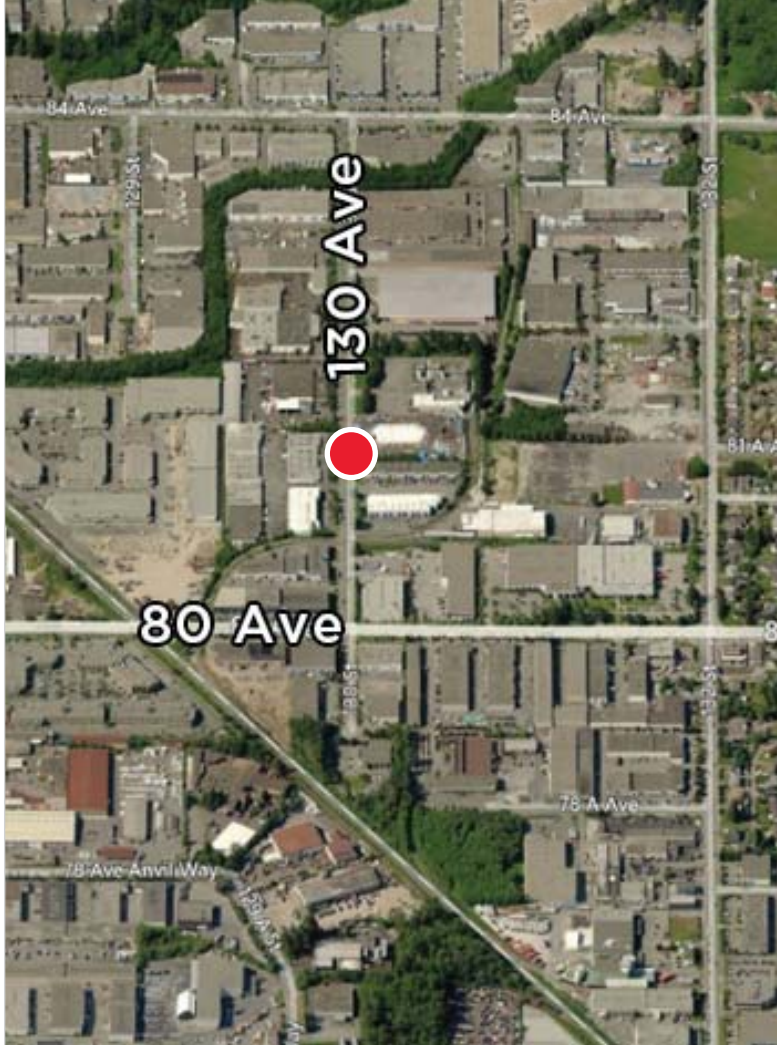
SITE PLAN





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