



FREESTANDING WAREHOUSE AND YARD

7678 132nd Street
Surrey, BC

INDUSTRIAL LEASE

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Opportunity to Lease a freestanding industrial facility in the Newton area of Surrey with prominent exposure on 132nd Avenue.

- ✦ Centrally located with proximity to major highways and population centres.
- ✦ There is ample exterior yard area for storage and truck movements.
- ✦ Interior improvements include 10 enclosed offices (air conditioned), reception area, washrooms, lunchroom, and showroom. The building is generally well maintained and in good condition.



DETAILS

✦ Size: 29,192 Rentable SF (approx.)

✦ Available: November 1, 2025

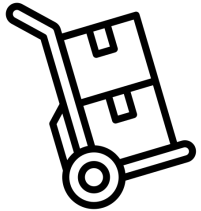
✦ Asking Rate: \$20 PSF (semi gross)

✦ Landlord requires a termination right on 12 months' notice, effective no earlier than December 31, 2027

✦ Additional Rent: \$4.50 PSF (2025 est.)

✦ Ceiling: 24' clear in warehouse

BUILDING FEATURES



4 grade level
loading doors



3 dock level
loading doors



Approx. 20,000 SF
secured yard area



Sprinklers, Gas-fired
heaters in warehouse

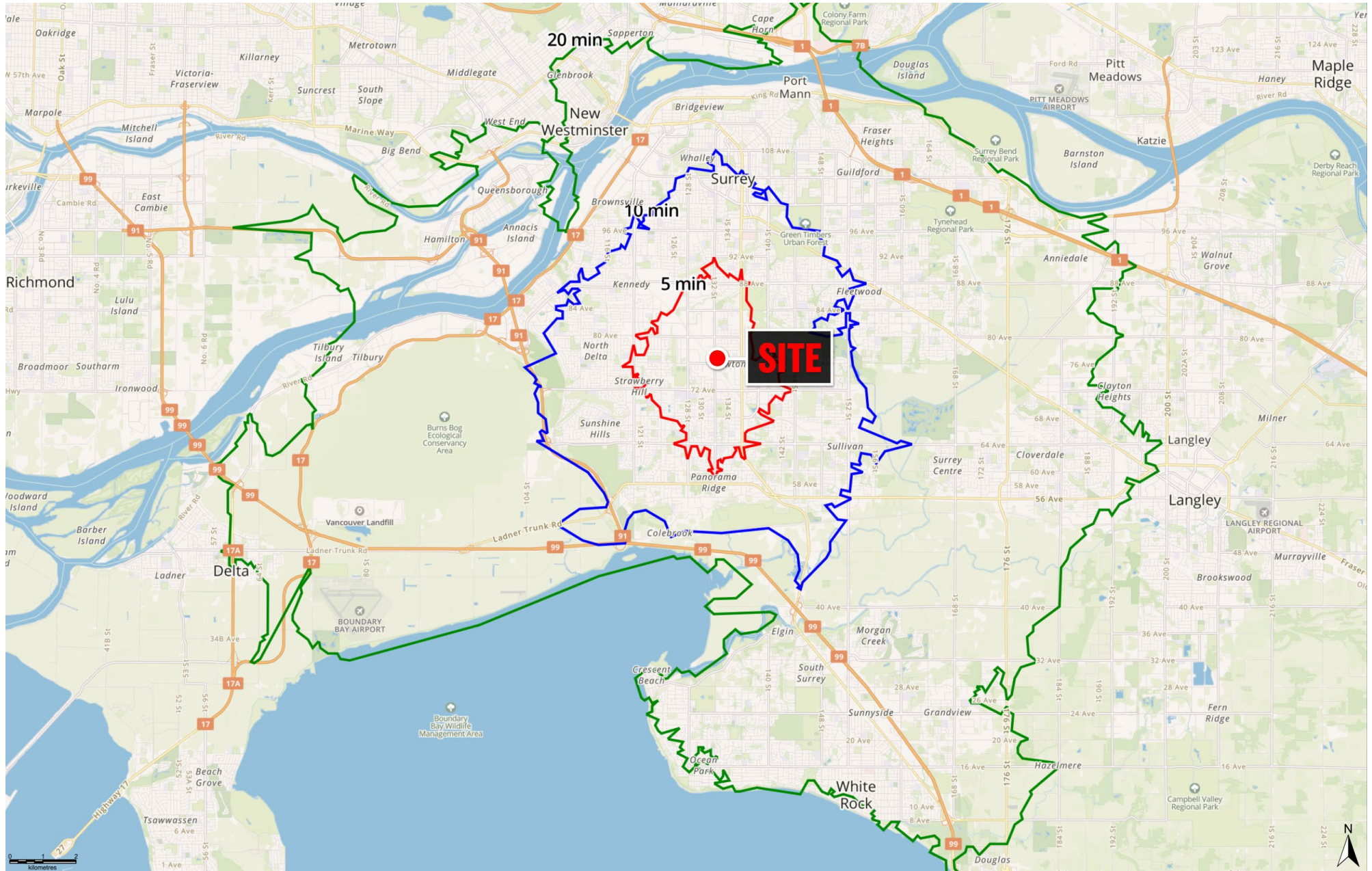
CONTACT

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MAP



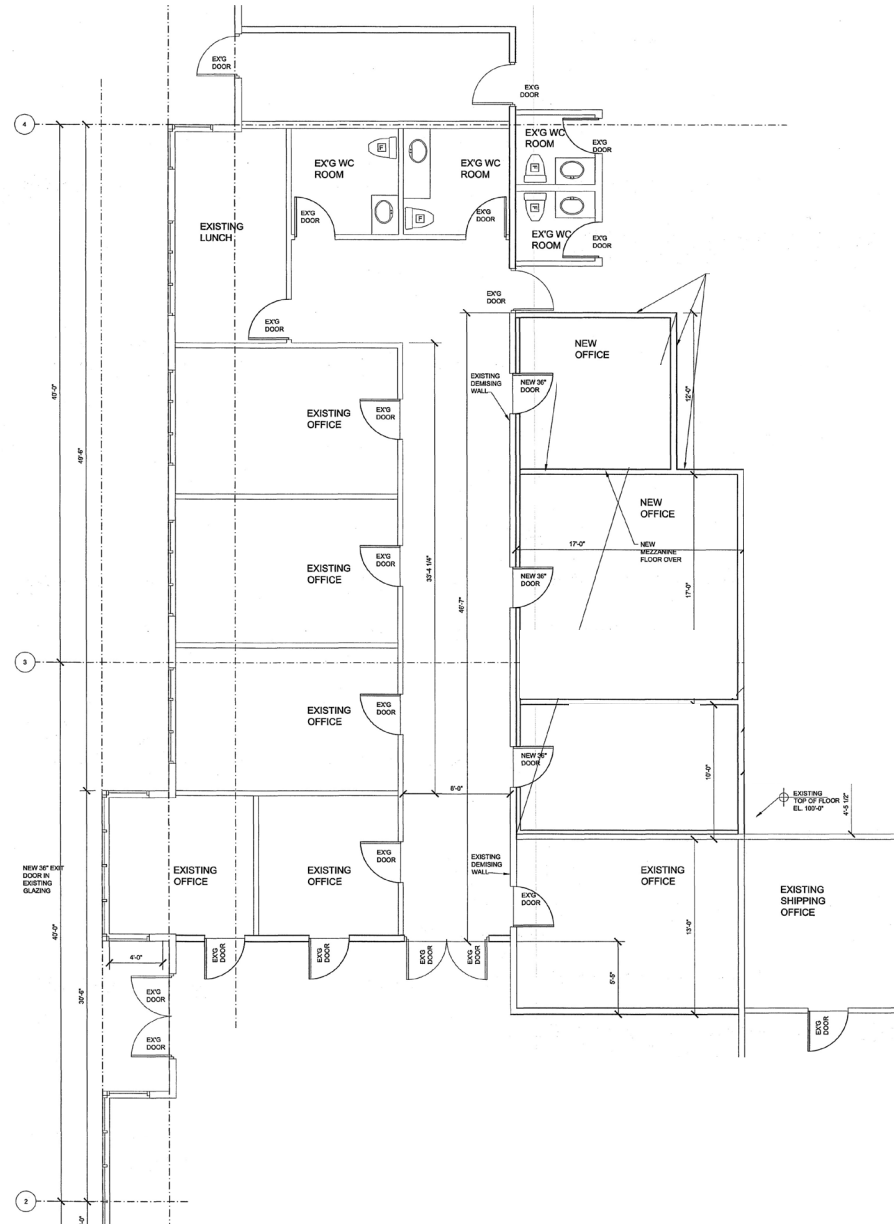
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AERIAL



OFFICE PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS

