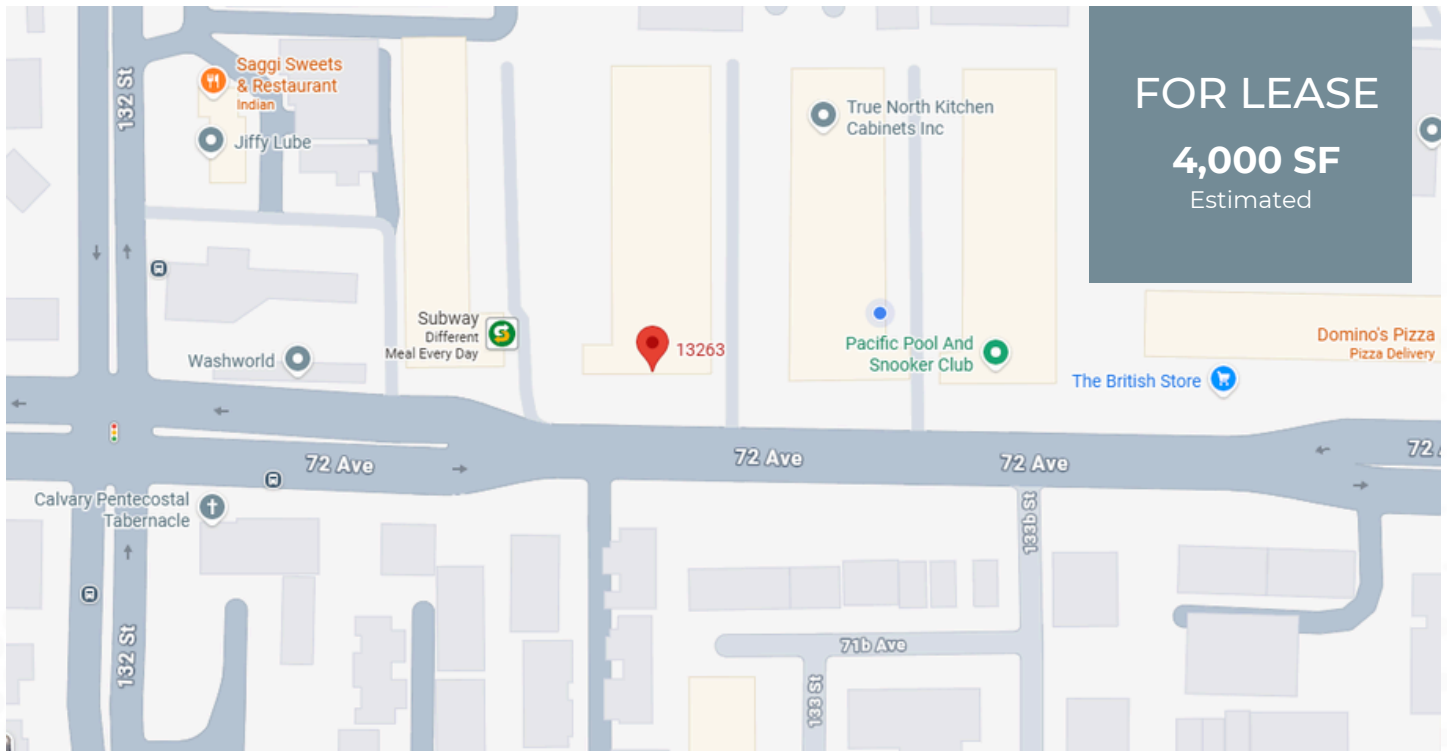


**13263-13265 72<sup>nd</sup> Avenue**  
SURREY, BC, V3W 7Z5



**PERFECTLY SITUATED  
NEWTON**

**Walk, Bike, or Drive**

With flexible IL Zoning and a wide variety of neighbouring amenities, the property is ideally positioned for easy employee access via major transit routes and local services.

**Exceptional Opportunity**

Functional location for a head office, distribution, or manufacturing operation. The facility is designed to improve operational efficiencies with 21" clear heights, providing the vertical space needed for effective storage and production.

Joe Gill

**Associate**

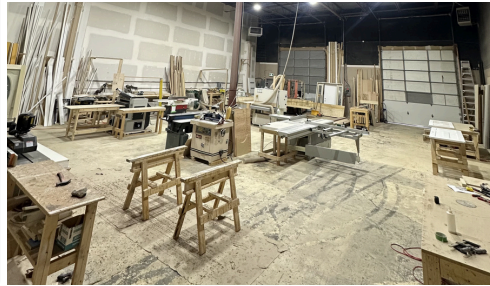
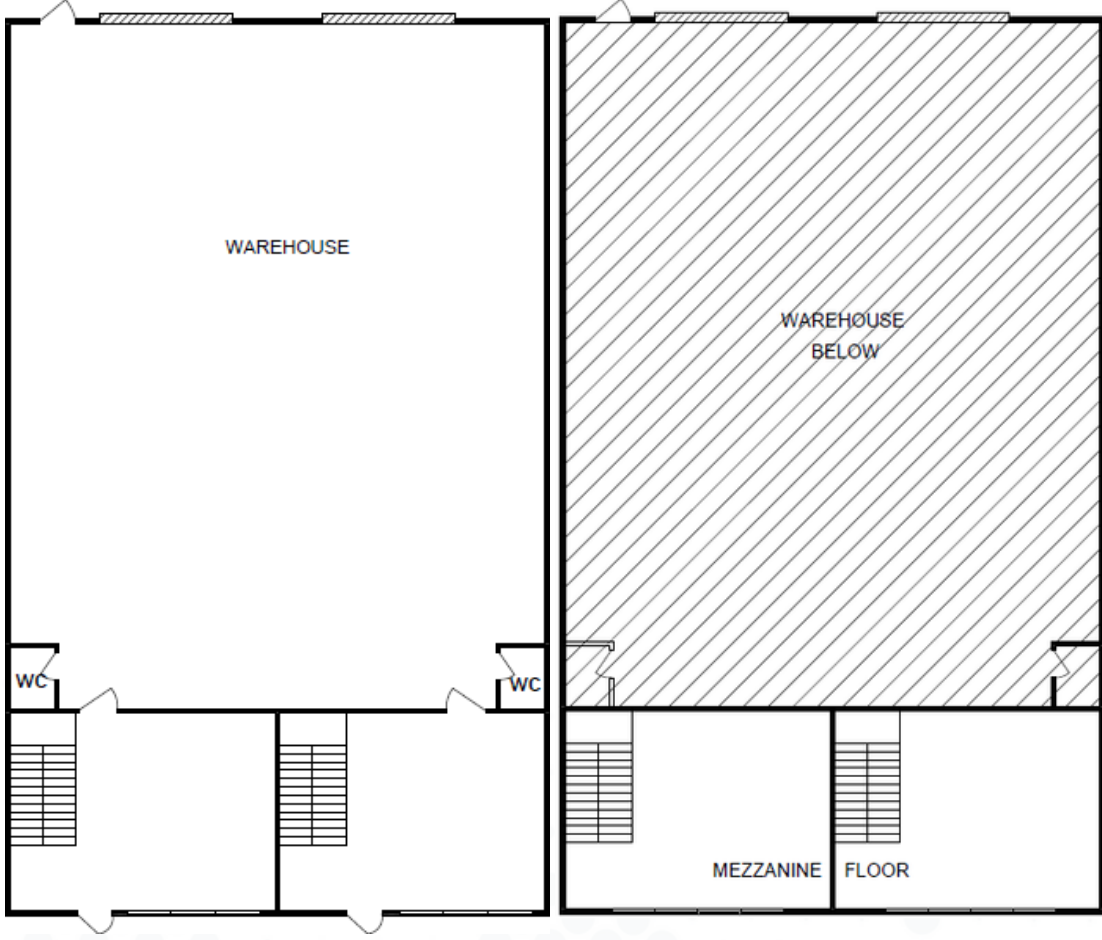
*Investment Sales & Leasing*

604.897.4652

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[www.pivotwestcommercial.ca](http://www.pivotwestcommercial.ca)





<b>TOTAL SIZE</b>	Approximately 4,000 SF
<b>MONTHLY RENT (Est.)</b>	\$10,500 mth + GST
<b>Net Rent (psf)</b>	\$24.50/sf
<b>Additional Rent (psf)</b>	\$6.50/sf
<b>BUILDING</b>	Built 1979
<b>ZONING</b>	IL- Light Impact Industrial
<b>CONDITION</b>	Good
<b>WALK/BIKE SCORE</b>	80 / Very Walkable

**DESCRIPTION OF LANDS**

PID: 010-989-374  
 LEGAL: LOT 3 SECTION 20 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 3440

**All-in-One**  
 Work, Store & Operate  
  
 Grade-Level Loading  
  
 Prime Location