

# HIGH EXPOSURE MIXED COMMERCIAL UNITS FOR LEASE

Unit 101, 102 & 107 - 13030 76 Avenue, Surrey



## CHANA BUSINESS PARK

- 2,515 sqft to 8,752 sqft
- IB (Business Park zoning)
- High exposure
- 2 x Grade Loading Doors
- Ample Parking
- Available Immediately
- Starting \$22.00 psf/year

## SWARN SEKHON REAL ESTATE GROUP

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Sutton

SUTTON GROUP  
WestCoast Realty

# FOR LEASE

## Unit 101, 102 & 107 - 13030 76 Avenue, Surrey

### OPPORTUNITY

Swarn Sekhon Real Estate Group is pleased to offer this rarely available high exposure Mixed Commercial units for lease. These IB zoned commercial unit(s) with approximately 75' frontage on 76 Avenue and more exposure on 130 street from Unit 107. The units feature 13' clear ceiling height with a potential for more. There are 2 grade loading (12' x 12') doors one for Unit 102 and one for Unit 107. This well managed complex provides ample parking, accessibility and the units are well priced to help with your business growth.

### LOCATION

Centrally located in Surrey's Newton on 76<sup>th</sup> Avenue which connects Scott Road, 128 Street, 132<sup>nd</sup> Street and King George Blvd, providing easy access to major arterial roads leading to Highways. Close to all amenities and public transportation.

### AVAILABLE AREA

UNIT 101 : ± 3,060 SQFT  
 UNIT 102 : ± 3,177 SQFT  
 UNIT 107 : ± 2,515 SQFT  
 TOTAL : ± 8,752 SQFT (Available Together or Separately)

### BASIC RENT

\$22.00 / PSF, NNN

### ADDITIONAL RENT

± \$8.70 PSF

### AVAILABILITY

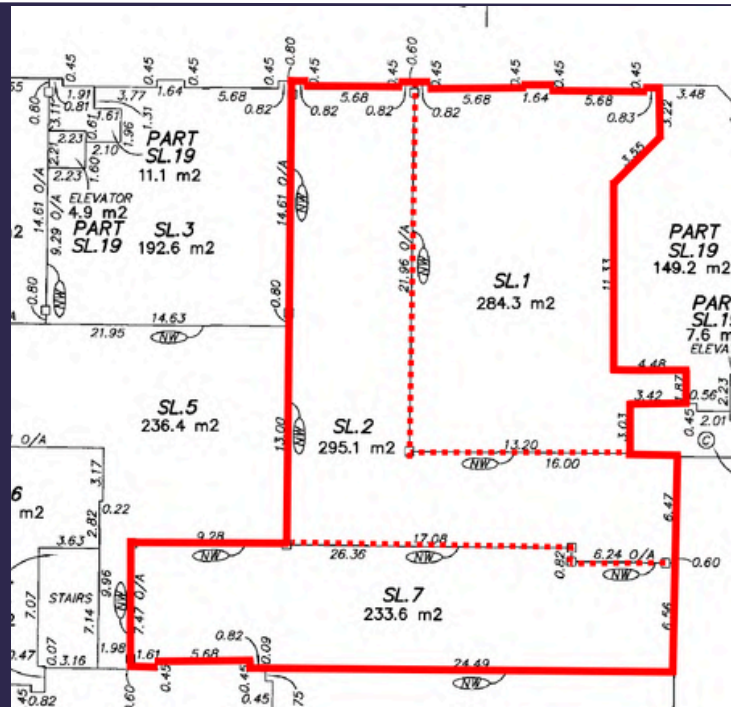
Immediately

### PIDs

Unit 101: 026-653-532  
 Unit 102: 026-653-541  
 Unit 107: 026-653-591

### ZONING

IB (Business Park)



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