

# FOR LEASE

## Anvil Way Industrial Centre

Unit 204, 12844 Anvil Way, Surrey, BC



This 5,850 sq. ft. office & warehouse space, located on 128 Street, is a rare opportunity! It has 1,152 sq. ft. of office, 4,698 sq. ft. of warehouse, and 250 sq. ft. of mezzanine space, plus 2 washrooms. Come join the Anvil Way Industrial Centre today!



DIRECTOR OF REAL ESTATE

**Leslie Koole**



PROPERTY MANAGER & LEASING AGENT

**Hertha Muller**



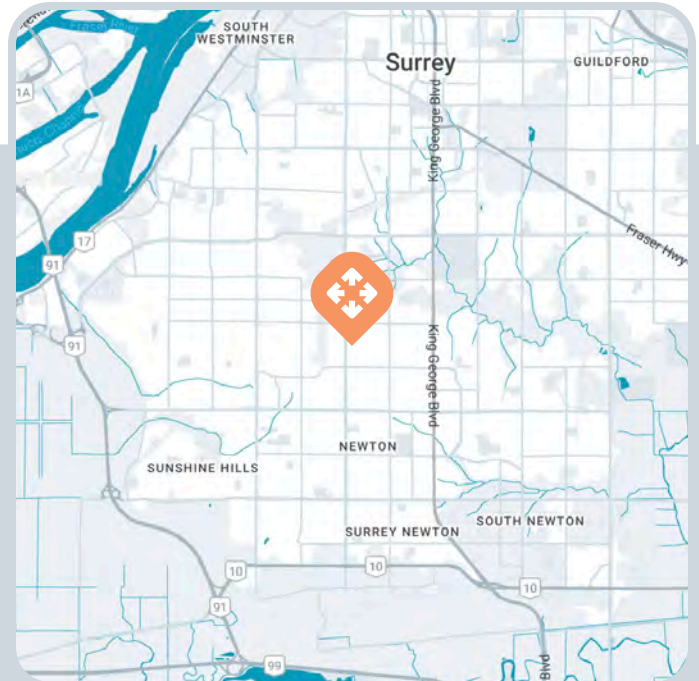
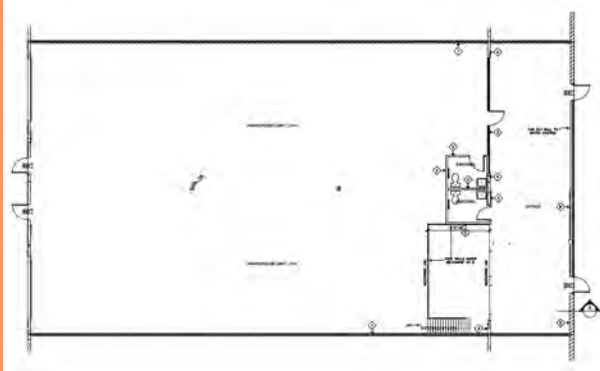
**604.533.1138**

**[leasing@benchmark-group.com](mailto:leasing@benchmark-group.com)**

Contact our leasing team and let's get you the commercial property experience you deserve.

# Anvil Way Industrial Centre

Unit 204, 12844 Anvil Way, Surrey, BC



## Unit Size

Office & Warehouse - 5,850 sq. ft.

## Zoning

IL – Light Impact Industrial Zone

## Amenities

- Concrete tilt-up design
- Grade level overhead doors
- Overhead heaters in warehouse
- Site security
- Ample on-site parking
- Excellent property management service by Landlord

## Location

Situated on 128th Street at Anvil Way in Newton, this concrete tilt-up mixed use complex is suitable for light industrial, retail and mixed uses, some units with excellent frontage on 128th Street.

## TAKE YOUR PLACE OF BUSINESS TO THE NEXT LEVEL

Contact our leasing team and let's get you the commercial property experience you deserve.

## Lease Rates

Office & Warehouse - \$22.00 psf

Mezzanine - \$15.00 psf

Operating Expenses - \$5.76 (2025) psf + 5% PM Fee

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