



Units 104–108, 15380 67<sup>th</sup> Avenue | Surrey, BC

## FOR LEASE

- ▶ Modern, purpose-built industrial space
- ▶ 4 loading bays (12'x16'), 30' clear height, heavy 3-phase power, sprinklered
- ▶ Ample parking – 13 stalls
- ▶ Prime East Newton location with easy access to Hwy 1, 10 & 99



## VALLEY COMMERCIAL TEAM

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# Units 104–108

## 15380 67<sup>th</sup> Avenue

Surrey, BC

### Property Overview

Introducing a modern, purpose-built industrial opportunity in the heart of East Newton, Surrey. Constructed in 2018, this property combines contemporary design with highly functional warehouse features. The available 8,400 SF (Units 104–108) are ideal for businesses seeking flexible space that can accommodate warehousing, distribution, or light industrial operations. The CD- Comprehensive zoning includes expanded commercial uses as well. Four loading bays (12'x16'), sprinklered, heavy 3-phase power, 13 parking stalls and 30 foot ceiling heights. Centrally located just off 152<sup>nd</sup> Street with easy access to Highways 1, 10 & 99 and transit routes. Must be leased together as contiguous units.

<b>Size:</b>	4,200 SF - 8,400 SF (Units 104–108)
<b>Ceiling Height:</b>	30 feet clear
<b>Loading:</b>	4 grade-level doors (12' × 16')
<b>Power:</b>	Heavy 3-phase electrical service
<b>Fire Safety:</b>	Fully sprinklered
<b>Heating:</b>	Forced-air system
<b>Parking:</b>	Up to 13 designated stalls
<b>Zoning:</b>	Comprehensive Development
<b>Basic Rent:</b>	\$20.00/SF
<b>Additional Rent:</b>	\$7.20/SF (2025 est.)



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