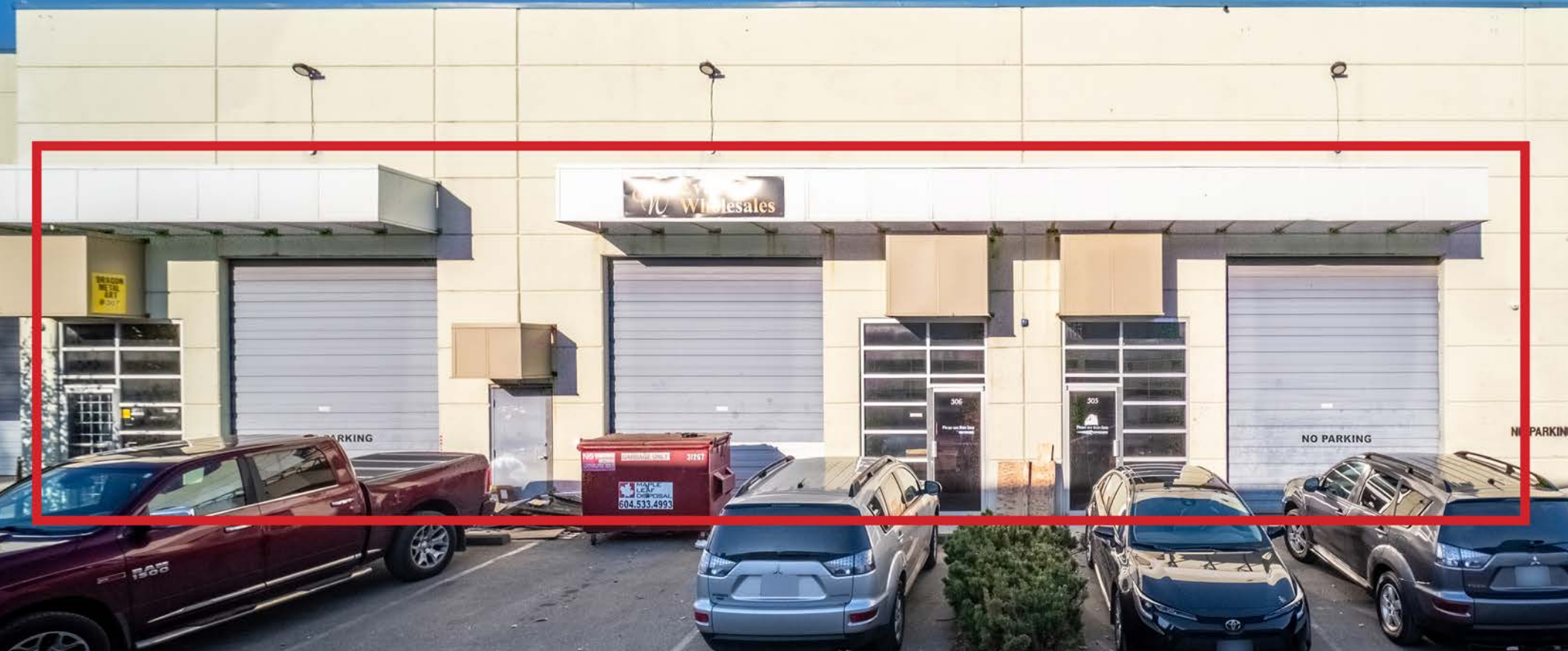


**305-307 - 8675 130 STREET, SURREY**  
OPEN WAREHOUSE LAYOUT + FLEXIBLE ZONING

**FOR  
LEASE/  
SALE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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UNIT 305

Open Warehouse Layout

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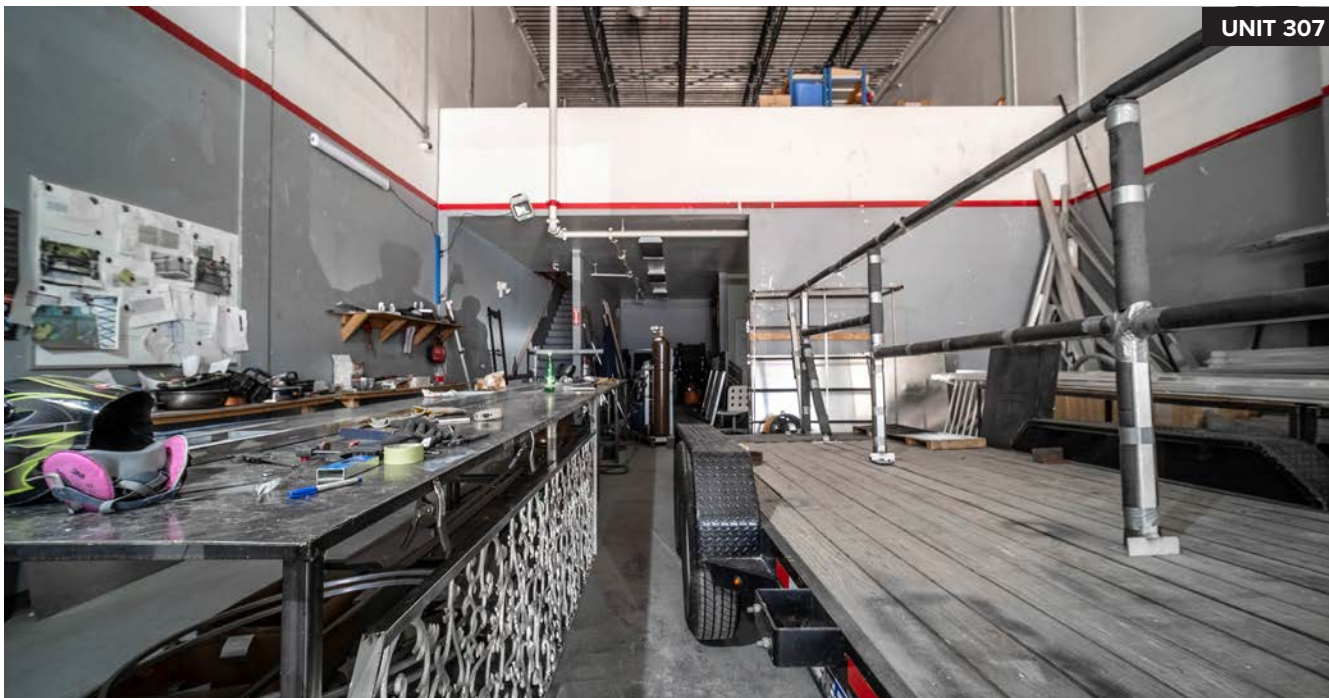
3 Grade Loading Doors

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Flexible Zoning

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Prime location with frontage on 1  
30th Street



UNIT 307

## OVERVIEW

William Wright is pleased to present the notable opportunity to lease or option to purchase a rare 7,444 square-foot warehouse space centrally located in the heart of Newton. Unit 305 comes equipped with 3-grade level loading doors and an open floor plan. The flexible IL zoning allows prospective tenants to operate a range of businesses on-site.

This warehouse presents a unique opportunity for owner-occupiers looking to establish or expand their operations. The property's versatile layout and well-maintained condition provide a solid foundation for customization and adaptation to specific business requirements. The strategic location boasts several key features that make it an ideal choice for businesses seeking a functional and accessible space.



**SIZE**

+/- 2,000-7,444 SQFT

**PARKING**

Unit 305: 6 Stalls

Unit 307: 2 Stalls

**ZONING**

IL

**LEASE RATES**

Contact Listing Agents

**PRICE**

Contact Listing Agents



UNIT 305

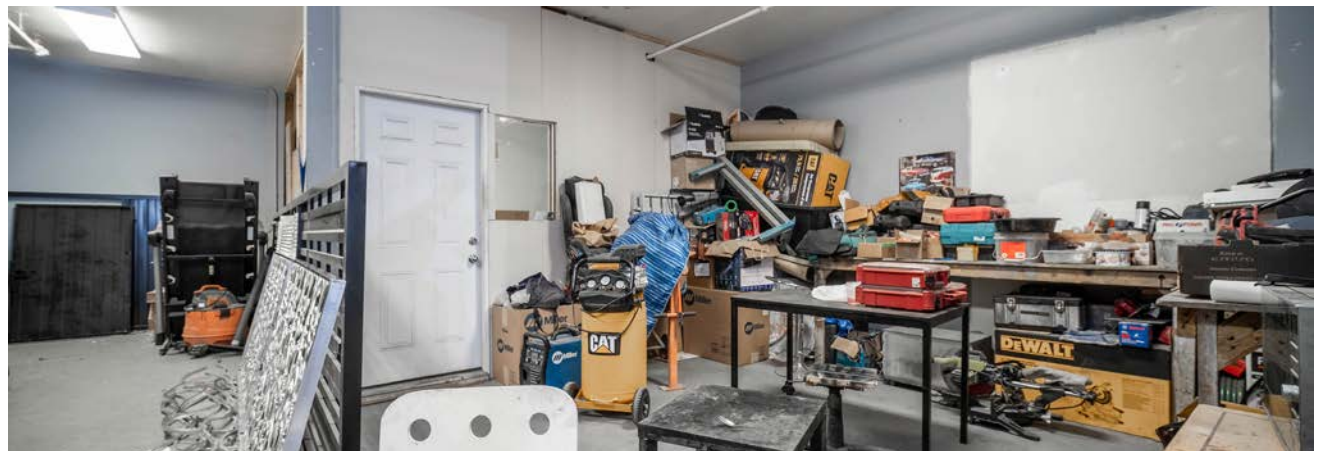
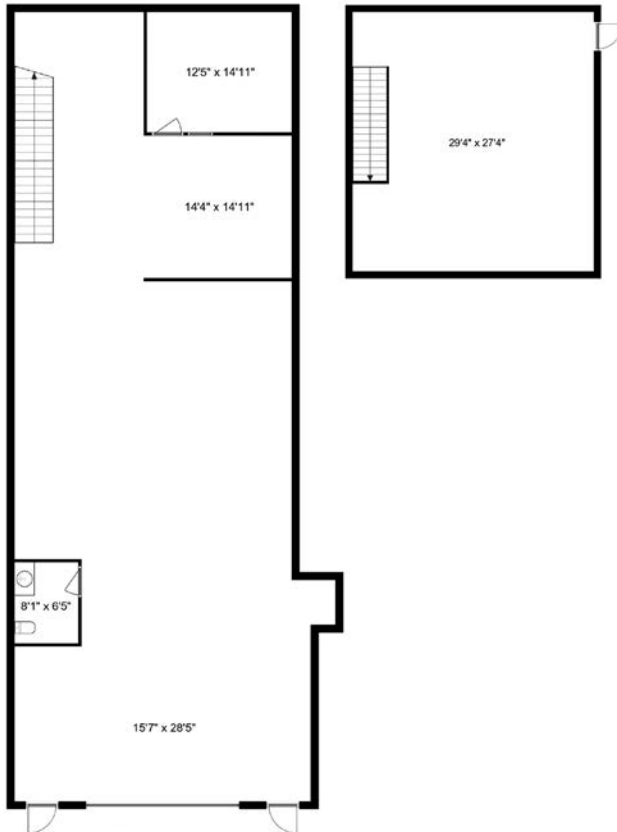


UNIT 305



UNIT 305

# UNIT 307



Measurements are approximate and shall be verified by the Tenant if deemed important.



## LOCATION

The location provides quick access to King George Blvd. which connects north to the Trans-Canada Highway, and south to Highway 10, 91, and 99. Public transit is located at the corner of 86 Avenue on 128 Street, which services Bus 323 & 393: Surrey Central Station Northbound and Newton Exchange Southbound.

## FOR MORE INFORMATION CONTACT

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