

FOR LEASE | INDUSTRIAL
(200) 13018 80 AVENUE
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NEW ASKING RATE



- ▶ **6,600 SF Industrial Warehouse/Office Space**
- ▶ **Centrally Located in Newton**

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Opportunity

Situated in Surrey's established Newton industrial submarket, this well-located industrial property offers an excellent leasing opportunity for tenants seeking a functional mix of warehouse, office, and flex space. The premises feature high-ceiling warehouse area with grade-level loading, complemented by well-configured office and flexible workspace. Located within one of Surrey's most active industrial corridors, the property benefits from strong surrounding industrial demand and convenient access to key routes.

Features

- ▶ 21' ceiling height (warehouse)
- ▶ One (1) grade-level loading door (12' x 14')
- ▶ Concrete tilt-up construction
- ▶ Radiant tube heating in warehouse area
- ▶ Two (2) two-piece washrooms (main floor)
- ▶ Second floor finished office space with T-bar ceiling
- ▶ Heating in office area (ducting in place for future cooling)
- ▶ Three phase power

Available Space

Ground Floor Flex Space	2,200 SF
Second Floor Office Space	2,200 SF
High Ceiling Warehouse Space	2,200 SF
Total	6,600 SF*

*All sizes and measurements are approximate and to be verified by the Tenant.

Zoning

IL - Light Impact Industrial Zone ([click to view bylaw](#))

Basic Rent

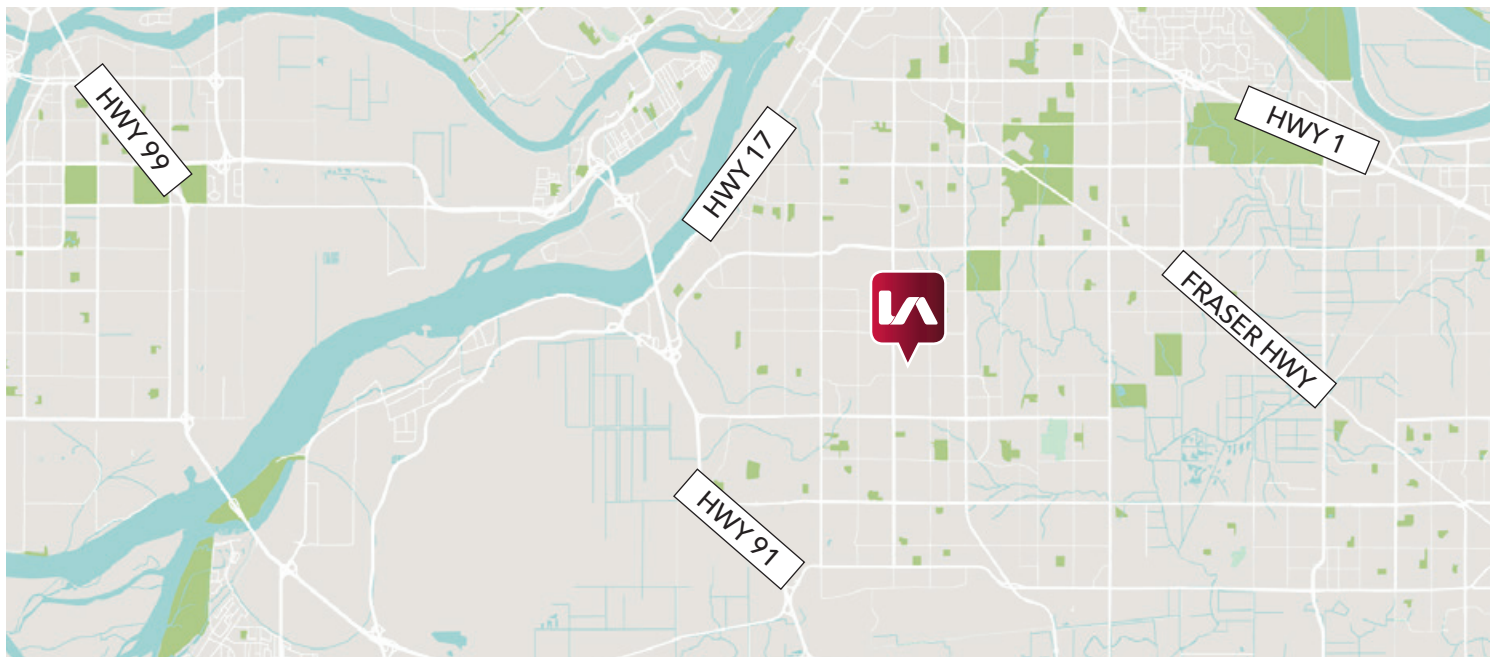
\$18.00 PSF

Additional Rent

\$5.50 PSF (2026 estimate)

Availability

Immediately



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