

FOR SALE | NEWTON STRATA WAREHOUSE UNITS
#101-104 13033 76TH AVENUE
SURREY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ 16,285 SF (Ground Floor)
- ▶ Four (4) Strata Warehouse Units Located in Newton, Surrey
- ▶ Dock and Grade Loading with Ample Parking

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Location

The property is located within the Newton industrial area of Surrey, just east of Anvil Way and near 132nd Street, on the north side of 76th Avenue. 76th Avenue is a major thoroughfare within the area, providing a direct connection to both King George Highway and Scott Road. This central location offers efficient access to key transportation routes and surrounding industrial and commercial nodes throughout Surrey and the broader Metro Vancouver region.

Legal Description(s)

Strata lots 1, 2, 3, 4, PID: S1) 026-814-013; S2) 026-814-021; S3) 026-814-030; S4) 026-814-048, Plan BCS 2031

Zoning

CD zoning based on I-L (Light Impact Industrial)

Features

- ▶ High quality modern building
- ▶ Dock and grade loading
- ▶ Flexible bay sizes
- ▶ Excellent truck maneuvering room
- ▶ Concrete tilt-up construction
- ▶ 3-phase electrical service
- ▶ 24' clear ceiling heights
- ▶ Sprinkler system
- ▶ Built in approximately 2006

Availability

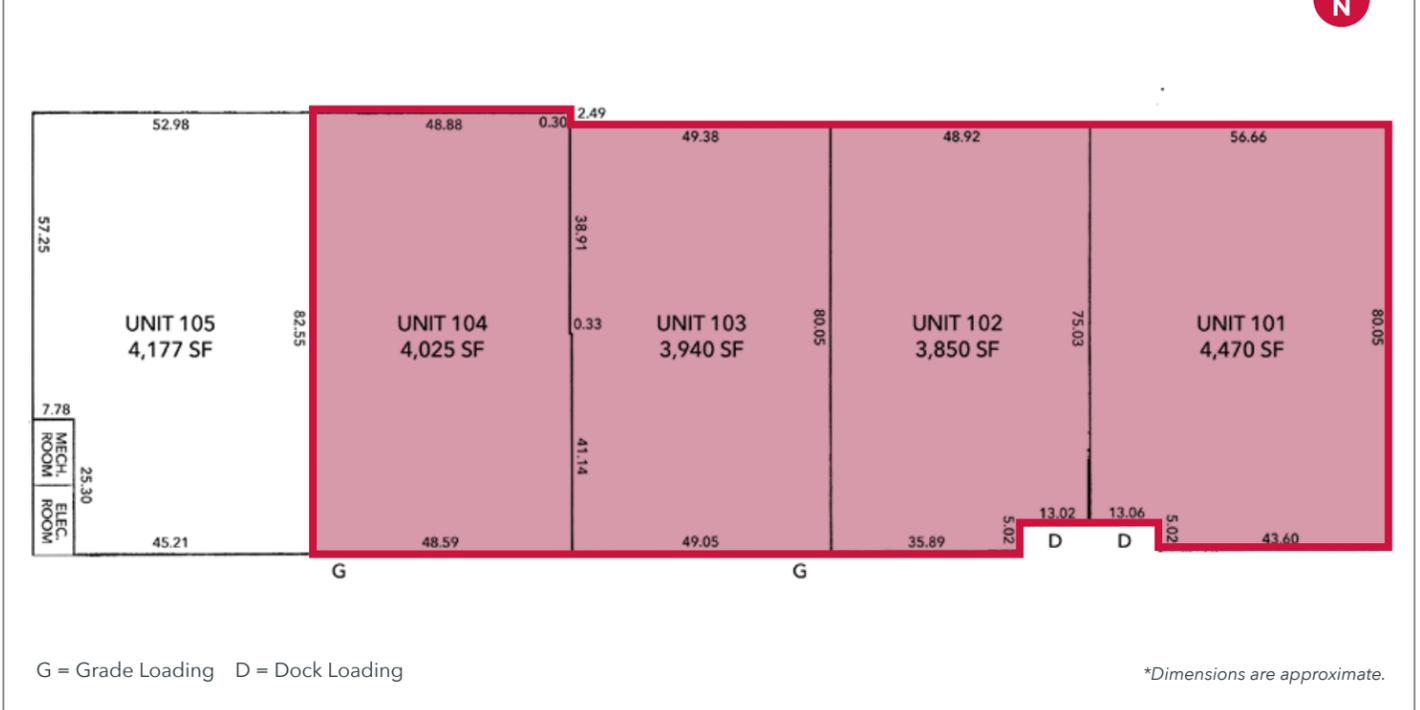
Contact broker

Available Areas

Unit	Ground Floor*	Loading	Taxes (2025)	Strata Fees (2025) Plus GST	Asking Price
101	4,470 SF	Dock	\$27,790.37	\$848.85**	\$3,755,000
102	3,850 SF	Dock	\$24,070.99	\$689.13	\$3,234,000
103	3,940 SF	Grade	\$24,607.27	\$704.53	\$3,221,000
104	4,025 SF	Grade	\$25,126.25	\$719.93	\$3,291,000
Total	16,285 SF		\$101,594.88	\$2,962.44	\$13,501,000

*Sizes are approximate
 **Unit 101 strata fee includes signage fee of \$50.00 per month

Floor Plan





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