

FOR LEASE | INDUSTRIAL  
**UNIT 12 - 8456 129A STREET**  
SURREY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,308 SF Office/Warehouse Unit**
- ▶ **End-Cap Unit**

### Location

The subject property is located in the Newton area of Surrey at 129A Street on the north side of 84th Avenue. This strata complex offers is in close proximity to King George Boulevard for accessibility to an abundance of commercial amenities. Nordel Way is minutes away providing businesses easy access to the Alex Fraser Bridge which connects to Annacis Island, Richmond, New Westminister, and other communities along Highway 91.

### Highlights

- ▶ Front entrance, rear loading
- ▶ Dock loading
- ▶ Great transportation connections
- ▶ End-cap unit

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# FOR LEASE | INDUSTRIAL

## UNIT 12 - 8456 129A STREET

### SURREY, BC

#### Features

- ▶ Dock loading with leveler (10' x 10')
- ▶ End-cap unit
- ▶ Washroom
- ▶ Forced-air unit heater (warehouse)
- ▶ 3 phase power
- ▶ Private offices
- ▶ Tilt-up construction
- ▶ 9' ceiling height up to 23'

#### Available Space

Warehouse	972 SF
Ground floor office	775 SF
Second floor office	561 SF
<b>Total</b>	<b>2,308 SF</b>

#### Zoning

IL (Light Impact Industrial). Fully copy of bylaws available upon request.

#### Lease Rate

\$15.00 PSF for Year 1\*

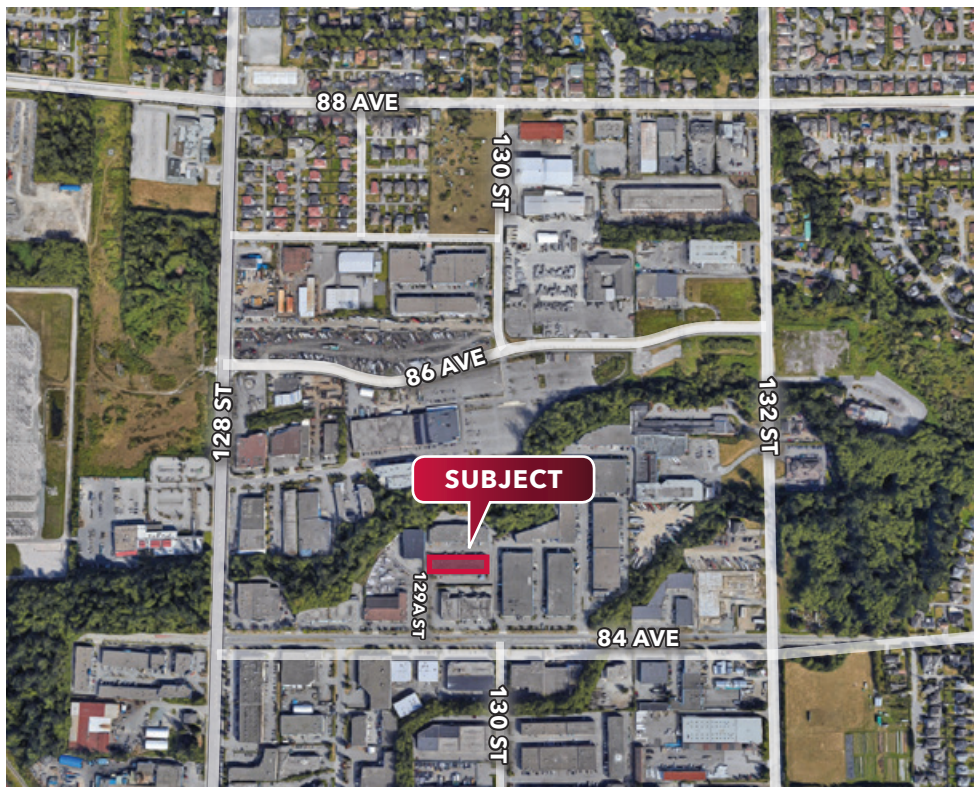
#### Taxes & Operating Costs (2024)

\$7.16 PSF per annum\*

*\*All rental amounts are approximate and subject to change without notice*

#### Availability

Contact Broker



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