

12086 90 AVENUE
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL **FOR LEASE**

± 6,273 SF Warehouse Space

Concrete Tilt-Up Construction

Centrally Located in West Newton

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Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to lease a freestanding industrial building with approximately 6,273 square feet available, situated in Surrey's Newton industrial submarket. Completed in 2020, this modern tilt-up facility offers excellent functionality, exposure, and accessibility to major transportation routes. Located in the Newton area of Surrey along 90 Avenue. This brand new industrial building offers close proximity to Scott Road and Nordel Way for accessibility to an abundance of commercial amenities. With Nordel Way being minutes away, this location provides businesses with easy access to the Alex Fraser Bridge, which connects to Annacis Island, Richmond, New Westminster, and other communities along Highway 91.

Property Features

- » Two (2) grade loading doors (12' x 14')
- » 26' ceiling height
- » Three-phase power
- » NFPA 13 sprinkler system
- » Forced-air heating and LED lighting
- » Modern high-quality construction
- » Excellent transportation connections

Available Space	SF	± 6,273 SF
	Basic Rent	\$21.50 PSF
	Additional Rent	\$7.81 PSF
	Total Monthly Rent	\$15,321.80 + GST

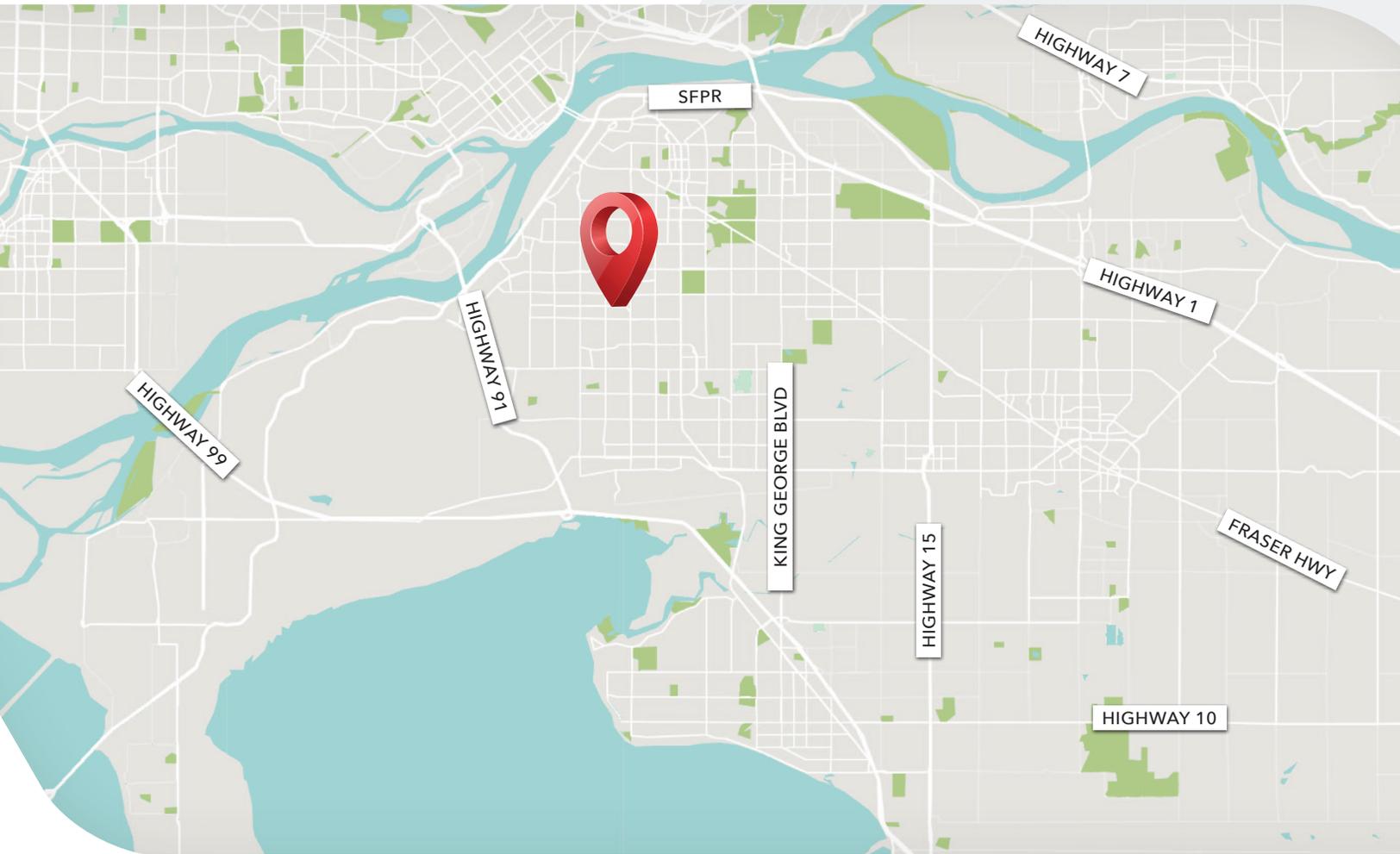
Year Built 2020

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

Availability Immediately



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Drive Times

 **Highway 10**
12 min | 6.8 km

 **Alex Fraser Bridge**
17 min | 12.2 km

 **Downtown Vancouver**
51 min | 34.1 km

 **Port Mann Bridge**
25 min | 17.3 km

 **Langley**
40 min | 28.4 km

 **YVR**
33 min | 28.3 km

 **Trans-Canada Highway**
20 min | 12.3 km

 **SFPR**
12 min | 6.8 km

 **Canada/U.S. Border**
37 min | 33.8 km

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