

For Lease

Units 8-13, 13055 80th Avenue
Surrey, BC



**6,995 SF - 20,874 SF of premium warehouse space
with dock & grade level loading along 80th Avenue in Newton**



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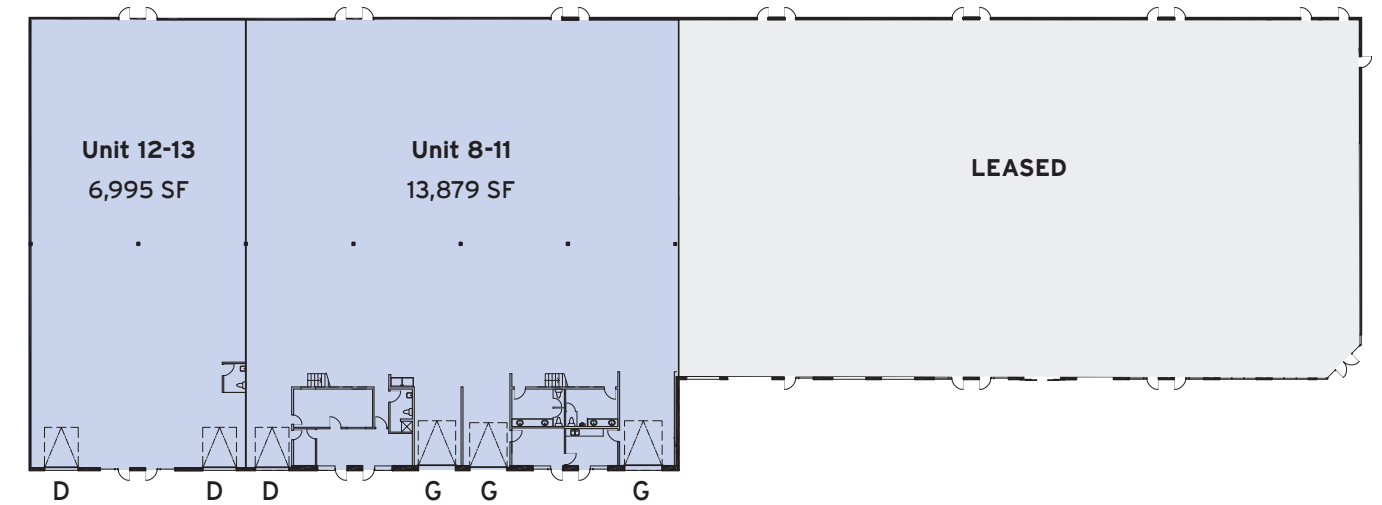
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Floorplan



D = dock level door G = grade level door

Unit breakdown

Unit	12-13	8-11	Total
Warehouse	6,995 SF	12,540 SF	19,535 SF
Office	-	1,339 SF	1,339 SF
Total	6,995 SF	13,879 SF	20,874 SF*

*Additional 2,596 SF mezzanine area not included in the square footage

Opportunity

Opportunity to lease 6,995 SF up to 20,874 SF of premium warehouse and office space along 80th Avenue in Central Surrey's Newton industrial park, offering the ideal location for businesses seeking maximum exposure and accessibility.

Property details

Available area: 6,995 SF - 20,874 SF

Asking lease rate: Please contact listing team

Additional rent: \$6.17 PSF*
*2024 estimate, excludes management fees

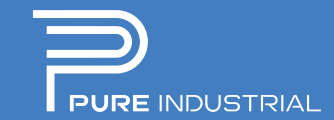
Availability date: Immediately

Zoning: IL (Light Impact Industrial) permits a wide range of light industrial uses, including but not limited to warehousing, distribution, manufacturing, automotive, accessory office, general services and recreation facilities, along with outside storage.

Key features

-  Concrete tilt-up construction
-  28' clear ceiling height
-  Three (3) dock level loading doors
-  Three (3) grade level loading doors
-  Fully sprinklered
-  Gas-fired, forced air warehouse heating
-  Warehouse lighting to be upgraded to LED
-  Ample parking and the ability to utilize yard space for outside storage





Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.



Location

The subject property is located on the north side of 80th Avenue, just west of King George Boulevard in the Newton industrial area of Surrey, one of Metro Vancouver's most desirable industrial nodes.

This prime, amenity-rich location offers convenient access to transit, restaurants, shops, services and major transportation routes including Highway 1, Highway 10, Highway 91, Highway 17 (South Fraser Perimeter Road) and Fraser Highway.



349,023

Population within 5 km
(2024 est)



195,698

Labour Force within 5 km
(2024 est)



25.3%

of the local labour force is employed
in the manufacturing, wholesale,
transportation and warehouse sectors

Amenities in the area

Costco Wholesale

Canadian Tire

King's Cross Shopping Centre

Sabzi Mandi Supermarket

Russell Brewing Company

Little India Plaza

Afghan Chopan Restaurant

Tenants in the area

MJM Furniture

Guillevin

Hi-Tech Glazing Supplies

Garcha Bros Meat Shop & Poultry

Gescan

Nedco

Timberlake Wood Products

Precision Metals

Cedar Grove Building Products



Nearby bus stops



Drive times

1 MINUTE

to King George Boulevard

10 MINUTES

to Highway 10

12 MINUTES

to Fraser Highway

13 MINUTES

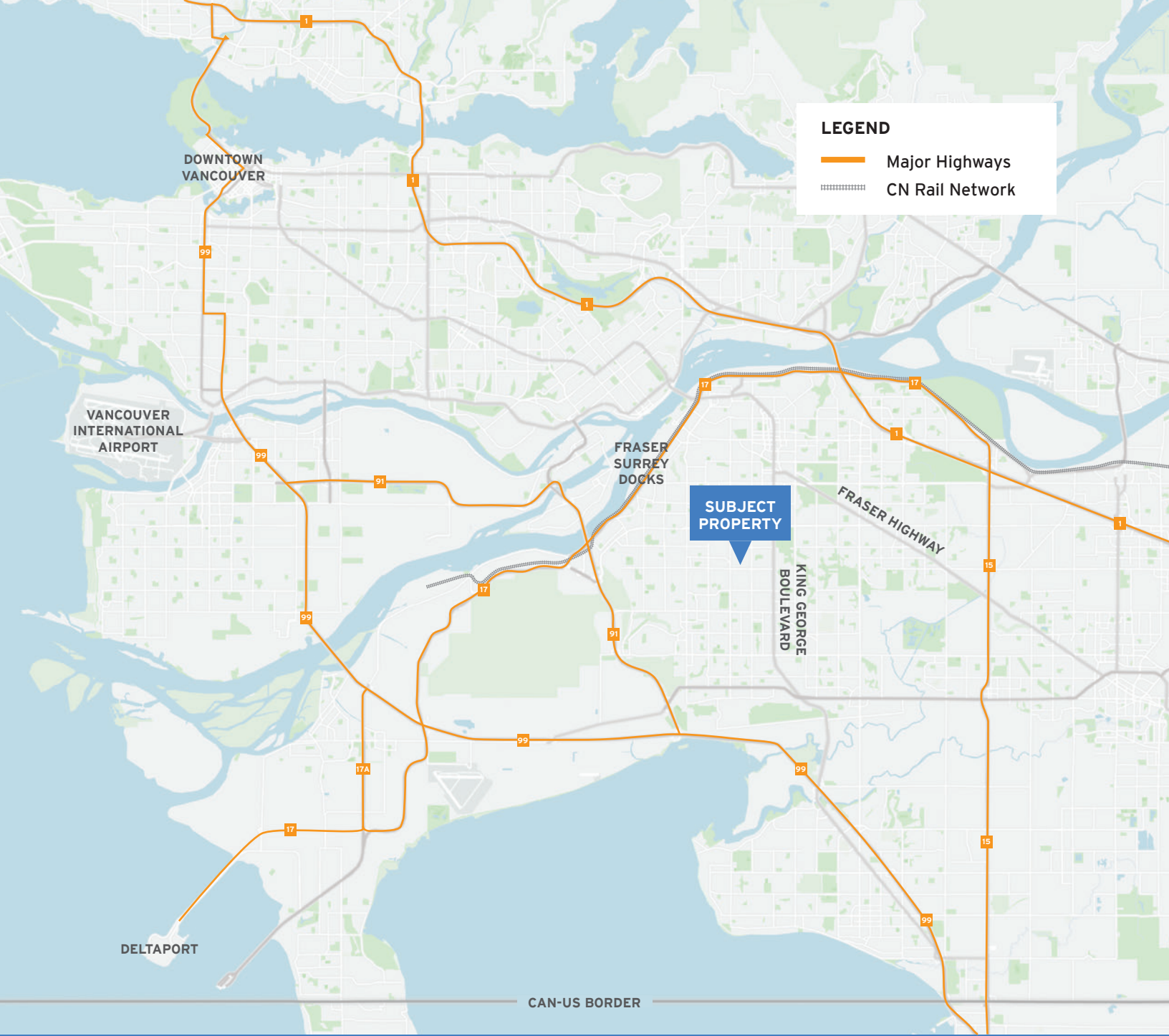
to Highway 91

15 MINUTES

to Highway 17 (SFPR)

25 MINUTES

to Highway 1



LEGEND

- Major Highways
- CN Rail Network

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