

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 as it is a direct link to King George Highway and Scott Road.

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

Available Areas

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

*Sizes are approximate

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

Asking Price

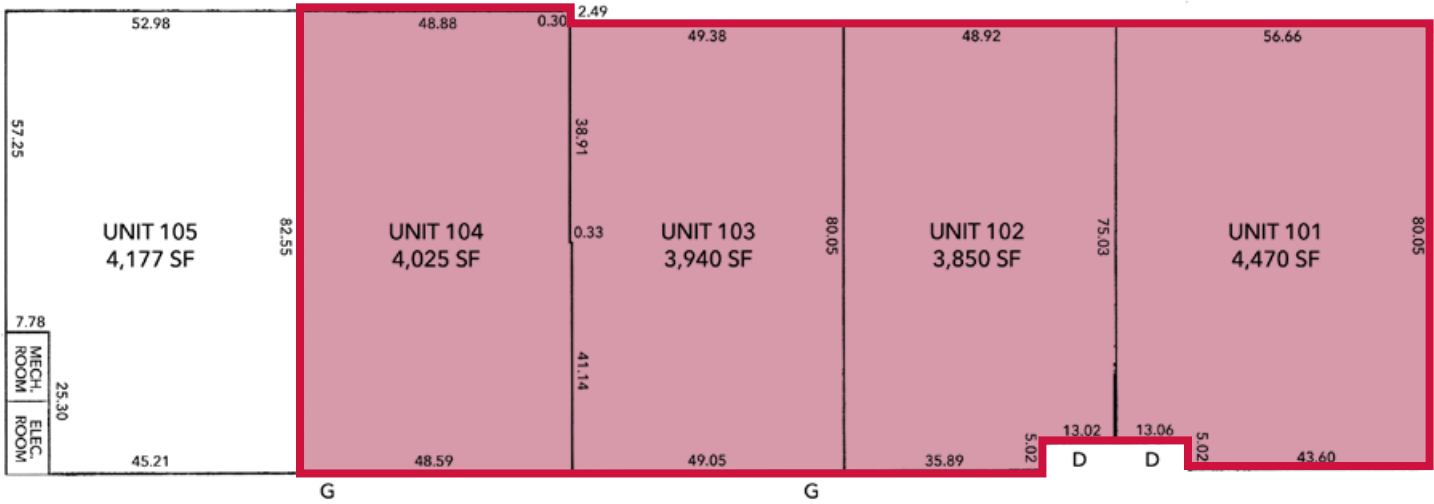
Contact broker

Availability

Contact broker



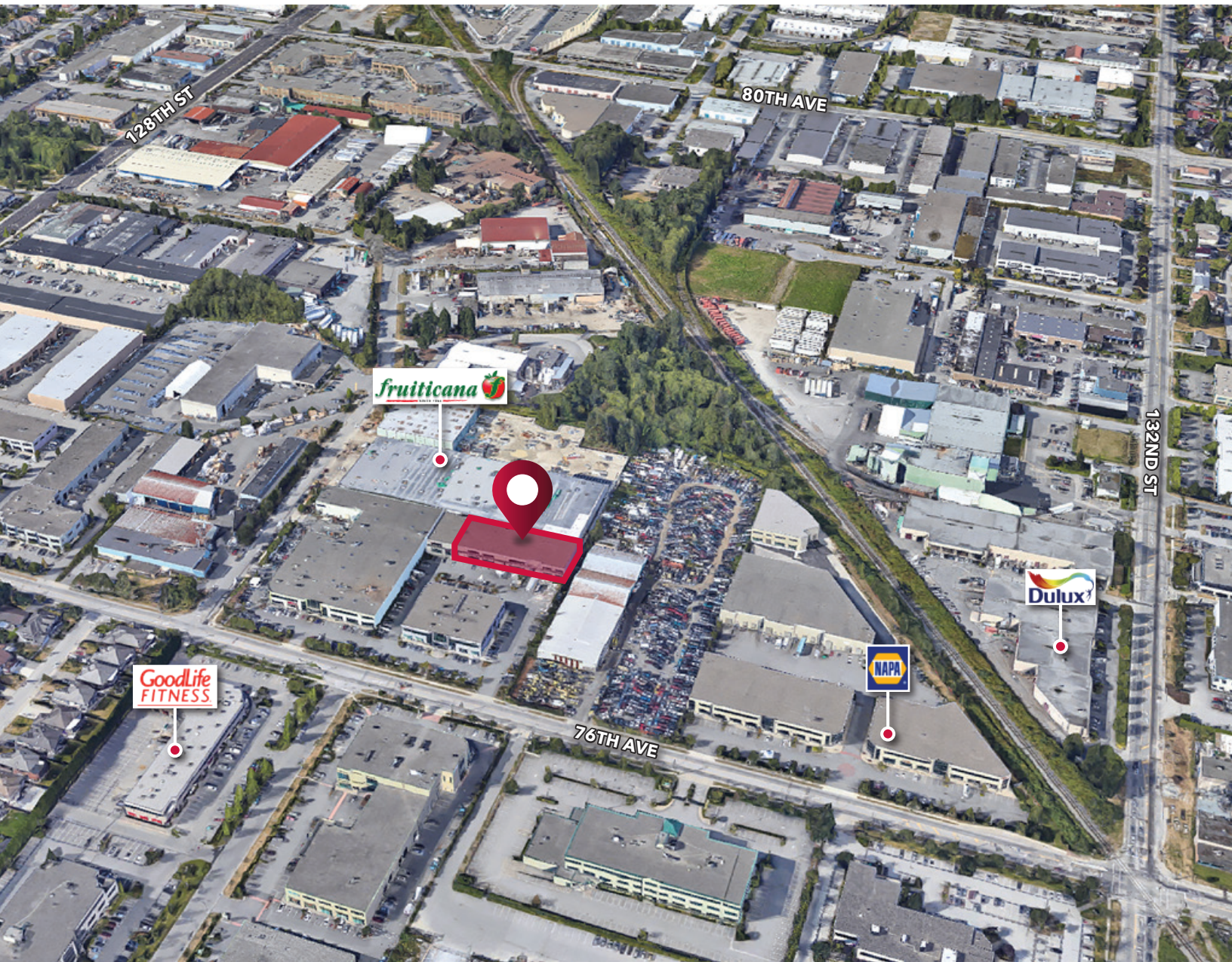
Floor Plan



G = Grade Loading D = Dock Loading

*Dimensions are approximate.





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