

FOR LEASE | INDUSTRIAL  
**(200) 13018 80 AVENUE**  
SURREY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **6,600 SF Industrial Warehouse/Office Space**
- ▶ **Centrally Located in Newton**

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### Opportunity

Situated in Surrey's established Newton industrial submarket, this well-located industrial property offers an excellent leasing opportunity for tenants seeking a functional mix of warehouse, office, and flex space. The premises feature high-ceiling warehouse area with grade-level loading, complemented by well-configured office and flexible workspace. Located within one of Surrey's most active industrial corridors, the property benefits from strong surrounding industrial demand and convenient access to key routes.

### Features

- ▶ 21' ceiling height (warehouse)
- ▶ One (1) grade-level loading door (12' x 14')
- ▶ Concrete tilt-up construction
- ▶ Radiant tube heating in warehouse area
- ▶ Two (2) two-piece washrooms (main floor)
- ▶ Second floor finished office space with T-bar ceiling
- ▶ Heating in office area (ducting in place for future cooling)
- ▶ Three phase power

### Available Space

Ground Floor Flex Space	2,200 SF
Second Floor Office Space	2,200 SF
High Ceiling Warehouse Space	2,200 SF
<b>Total</b>	<b>6,600 SF*</b>

\*All sizes and measurements are approximate and to be verified by the Tenant.

### Zoning

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

### Basic Rent

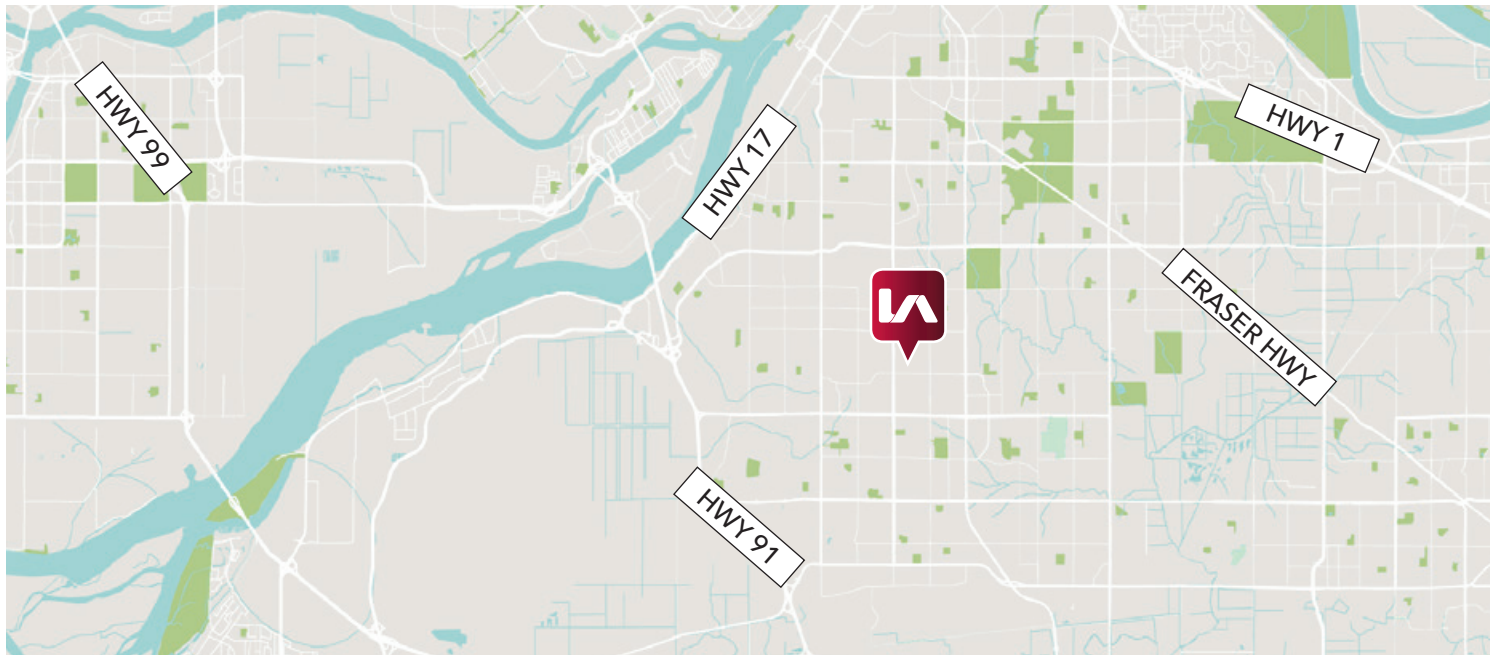
\$19.50 PSF

### Additional Rent

\$5.50 PSF (2026 estimate)

### Availability

Immediately



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