

12086 90 AVENUE
SURREY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FREESTANDING INDUSTRIAL BUILDING **FOR LEASE**

± 6,200 -12,543 SF Freestanding Industrial Building

Concrete Tilt-Up Construction

Centrally Located in West Newton

Grant Basran

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Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to lease a freestanding industrial building totaling approximately 12,543 square feet, 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 Westminister, and other communities along Highway 91.

Property Features

- » Four (4) grade loading doors (12' x 14')
- » 26' clear ceiling height
- » Three-phase power
- » NFPA 13 sprinkler system
- » Forced-air heating and LED lighting
- » Brand new, high-quality construction
- » Excellent transportation connections

Available Space	SF	± 6,200 SF	12,543 SF
	Basic Rent	\$21.00 PSF	\$21.00 PSF
	Additional Rent	\$7.81 PSF	\$7.81 PSF
	Total Monthly Rent	\$14,885 + GST	\$30,273 + GST

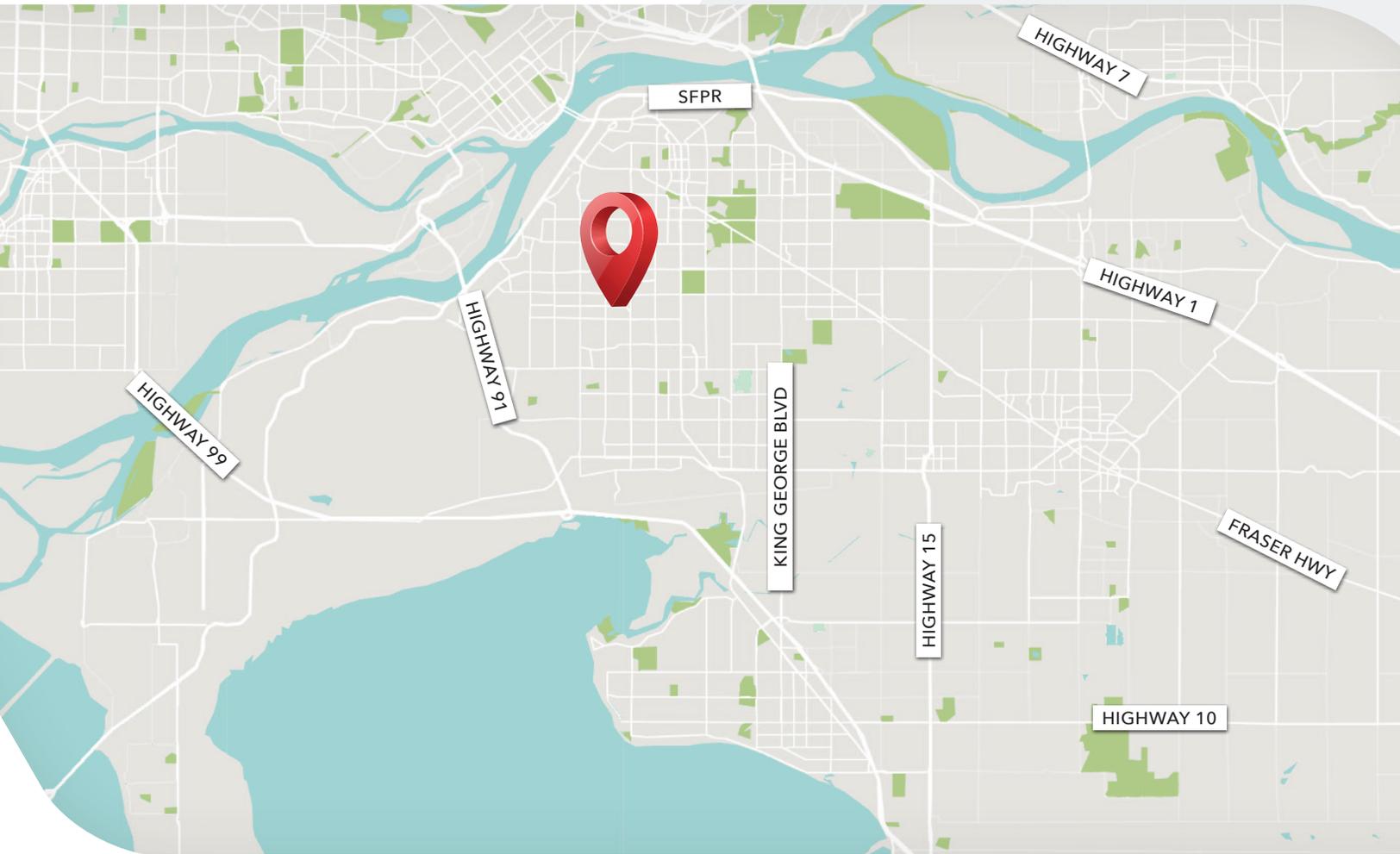
Year Built 2020

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



Port Mann Bridge
25 min | 17.3 km



Trans-Canada Highway
20 min | 12.3 km



Alex Fraser Bridge
17 min | 12.2 km



Langley
40 min | 28.4 km



SFPR
12 min | 6.8 km



Downtown Vancouver
51 min | 34.1 km



YVR
33 min | 28.3 km



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

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