



FREESTANDING WAREHOUSE AND YARD

7678 132nd Street
Surrey, BC

INDUSTRIAL LEASE

NICK FISHER

Partner
Personal Real Estate Corporation
604.628.2581
nick@sitings.ca

GURINDER SINGH

Associate
Personal Real Estate Corporation
604.416.5585
gurinder@sitings.ca



SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Opportunity to Lease a freestanding industrial facility in the Newton area of Surrey with prominent exposure on 132nd Avenue.

- ✦ Centrally located with proximity to major highways and population centres.
- ✦ There is ample exterior yard area for storage and truck movements.
- ✦ Interior improvements include 10 enclosed offices (air conditioned), reception area, washrooms, lunchroom, and showroom. The building is generally well maintained and in good condition.



DETAILS

✦ Size: 28,857 Rentable SF (approx.)

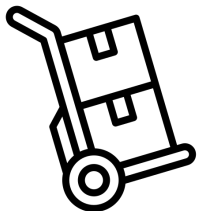
✦ Landlord requires a termination right on 12 months' notice, effective no earlier than December 31, 2027

✦ Asking Rate: \$24 PSF (gross)

✦ Ceiling: 24' clear in warehouse

✦ Available: January 1, 2026

BUILDING FEATURES



4 grade level
loading doors



3 dock level
loading doors



Approx. 20,000 SF
secured yard area



400 Amps 600 V

CONTACT

NICK FISHER

Partner
Personal Real Estate Corporation

604.628.2581
nick@sitings.ca

GURINDER SINGH

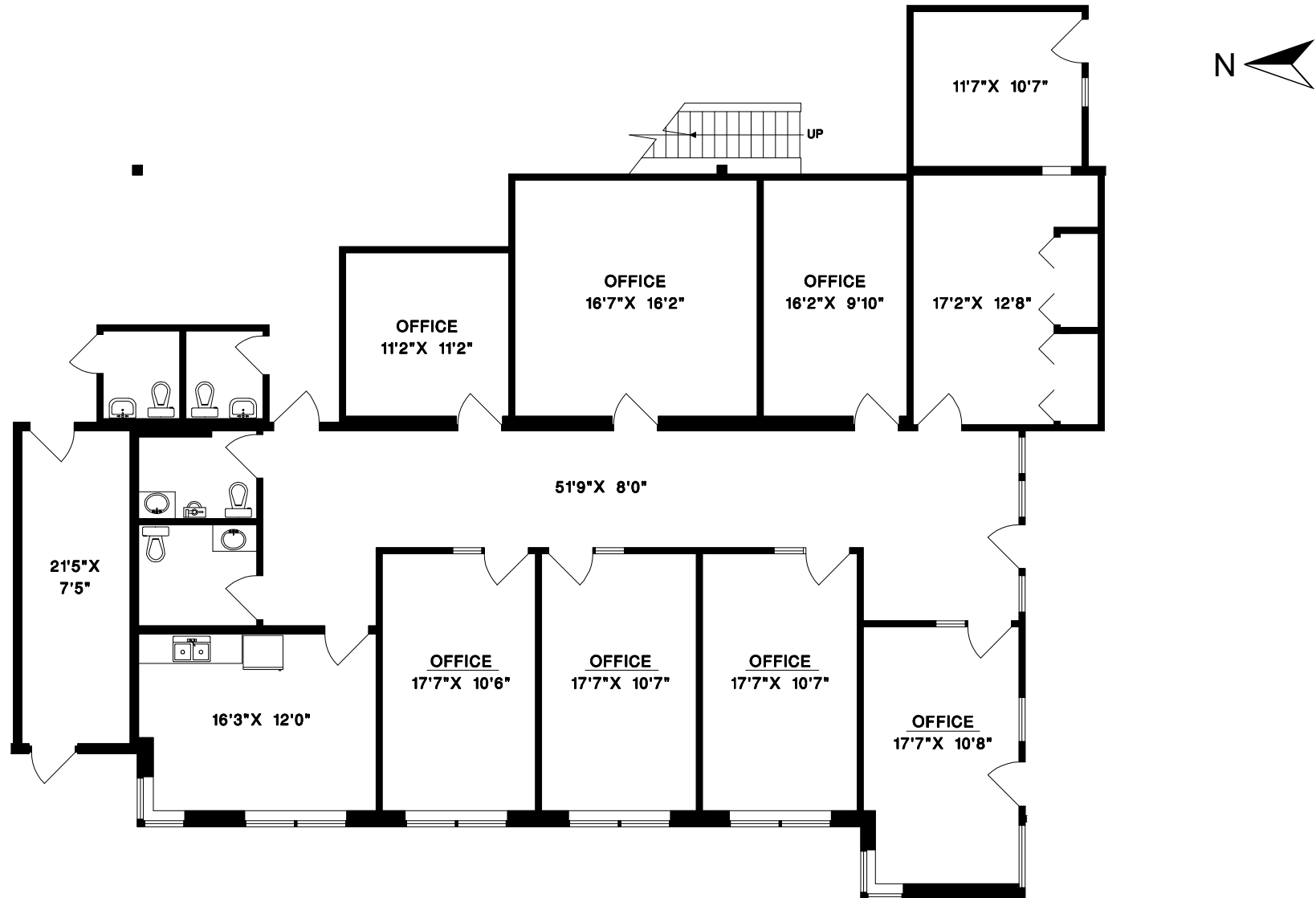
Associate
Personal Real Estate Corporation

604.416.5585
gurinder@sitings.ca





OFFICE PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS

