



**CUSHMAN &
WAKEFIELD**

FOR LEASE
12745 116TH AVENUE
SURREY, BC

UP TO 8.2 ACRES FOR OUTSIDE STORAGE OR PARKING

FRASER RIVER



Rick Dhanda

Senior Associate, Industrial
604 640 5816
rick.dhanda@cushwake.com

Eric Rice

Senior Associate, Industrial
604 640 5877
eric.rice@cushwake.com



**CUSHMAN &
WAKEFIELD**

FOR LEASE

12745 116TH AVENUE

SURREY, BC

OPPORTUNITY

A rare opportunity to lease larger parcels of outside storage space with access to major transportation nodes. Most portions of the site are paved with drainage already in place. There are four access points to the Property which allows for separate entrances for individual tenants.

LOCATION

The subject property is in North Surrey immediately south of the Fraser River. There is immediate access to major arterial transportation networks in the vicinity including the South Fraser Perimeter Road, Pattullo Bridge, King George Boulevard and Highway 1. The property is also in very close proximity to major retail amenities along the busy commercial corridor of Scott Road.

AVAILABLE SITE AREAS

| | |
|-------------------|-------------------|
| Lot A | 2.02 acres |
| Lot B | 2.03 acres |
| Lot C | 2.65 acres |
| Lot D | 1.45 acres |
| Total Area | 8.2 acres* |

** Flexible fencing divisions allow for easy modification of leasable areas*

FEATURES

- Multiple access points allowing for separate entrances for tenants
- Drainage systems already in place
- Electrical services may be available
- Property is mostly paved

ZONING

I-L (Light Industrial) zoning allows for a wide array of industrial uses

LEASE RATE

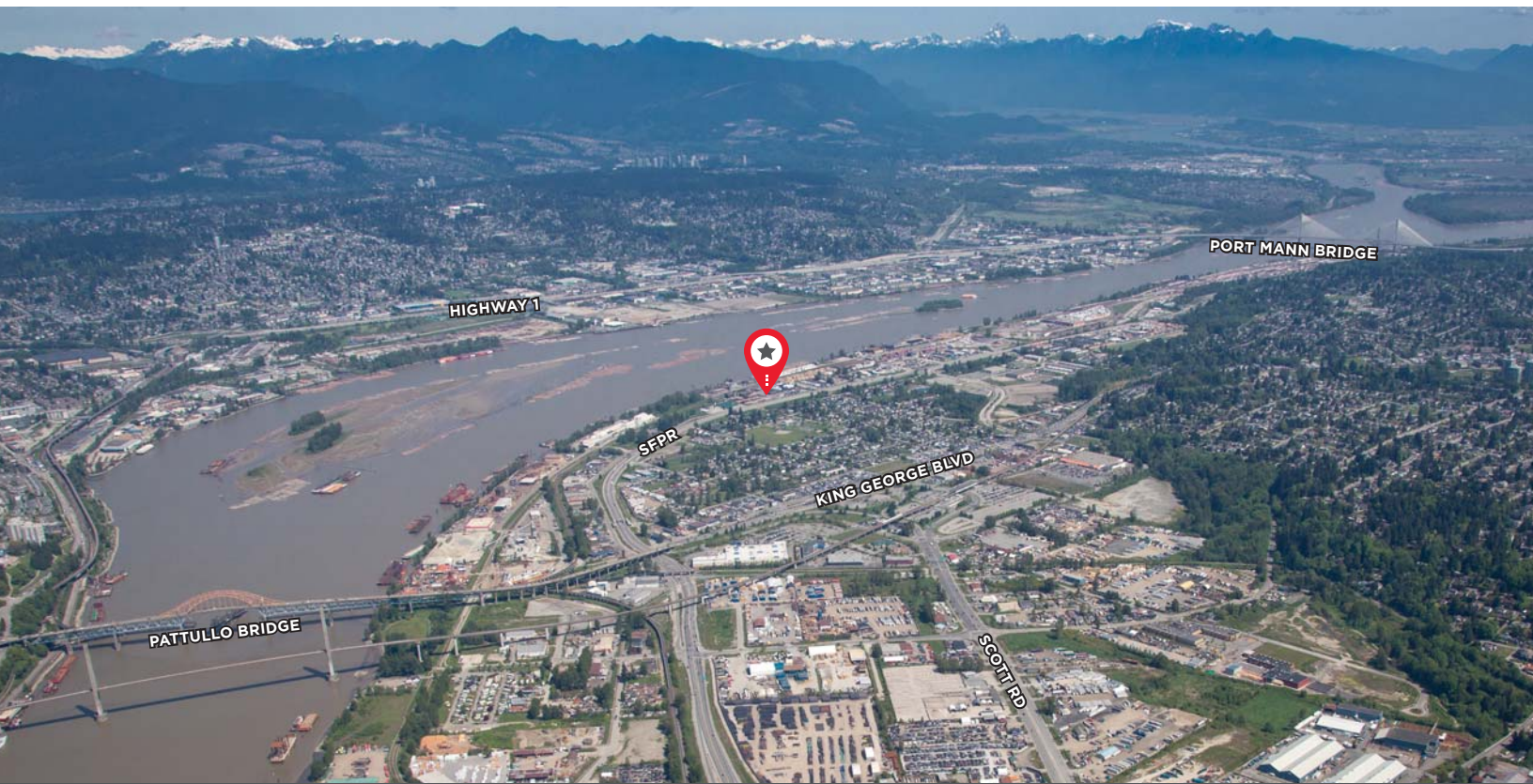
Please contact the Listing Agents

ADDITIONAL RENT

Estimated at \$0.86 psf, per annum, plus GST

AVAILABILITY

Lots A, B, and C: Available within 30 days of proposal submission



Rick Dhanda

Senior Associate, Industrial
604 640 5816
rick.dhanda@cushwake.com

Eric Rice

Senior Associate, Industrial
604 640 5877
eric.rice@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 05/20 bg