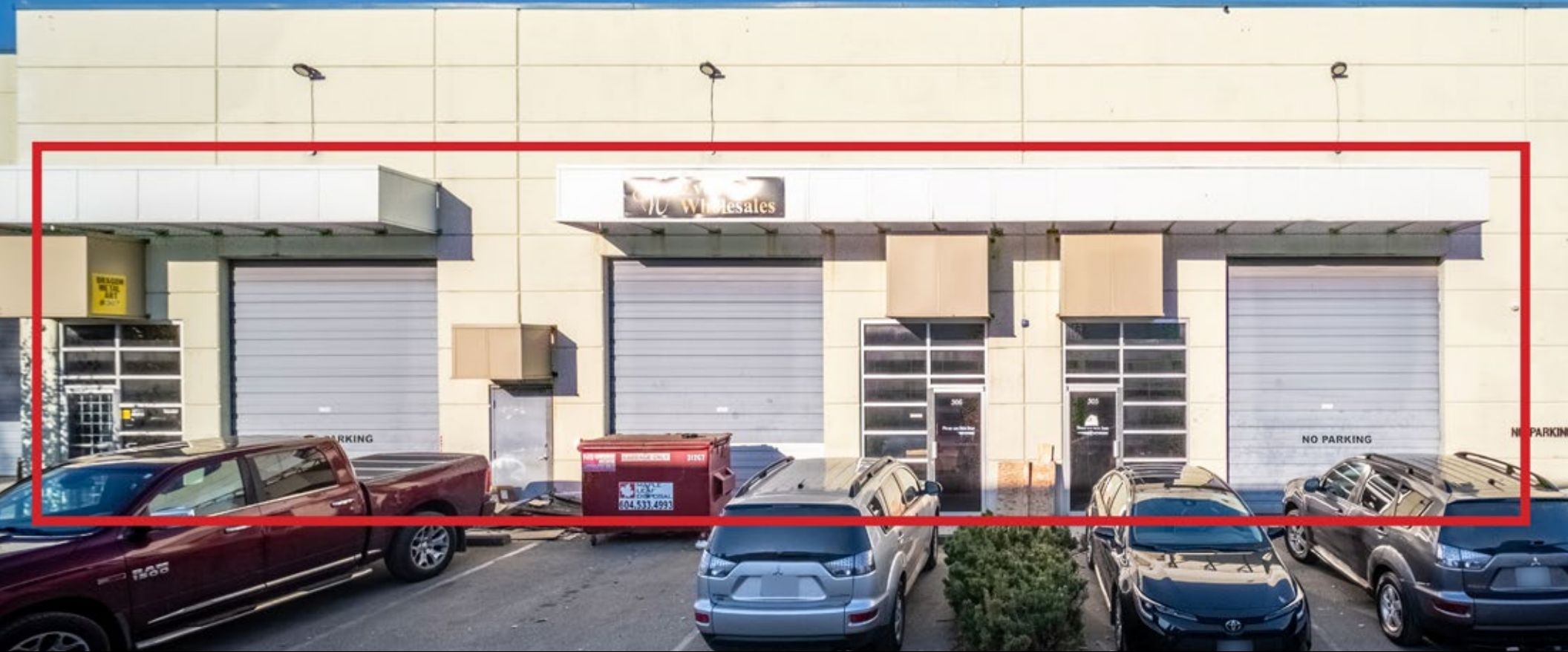


**305-307 - 8675 130 STREET, SURREY**  
OPEN WAREHOUSE LAYOUT + FLEXIBLE ZONING

**FOR  
LEASE/  
SALE**



**WILLIAM | WRIGHT**

**BIKRAM SINGH**  
bikram@williamwright.ca  
604.545.0636

**JOSH JAWANDA**  
PERSONAL REAL ESTATE CORPORATION  
josh@williamwright.ca  
604.545.0636

**ESAR CHEEMA**  
esar.cheema@williamwright.ca  
604.428.5255



**UNIT 305**



**UNIT 307**

**Open Warehouse Layout**

---

**3 Grade Loading Doors**

---

**Flexible Zoning**

---

**Prime location with frontage on 1  
30th Street**

### **OVERVIEW**

William Wright is pleased to present the notable opportunity to lease or option to purchase a rare 7,444 square-foot warehouse space centrally located in the heart of Newton. Unit 305 comes equipped with 3-grade level loading doors and an open floor plan. The flexible IL zoning allows prospective tenants to operate a range of businesses on-site.

This warehouse presents a unique opportunity for owner-occupiers looking to establish or expand their operations. The property's versatile layout and well-maintained condition provide a solid foundation for customization and adaptation to specific business requirements. The strategic location boasts several key features that make it an ideal choice for businesses seeking a functional and accessible space.





**SIZE**

+/- 2,000-7,444 SQFT

**PARKING**

Unit 305: 6 Stalls

Unit 307: 2 Stalls

**ZONING**

IL

**LEASE RATES**

Contact Listing Agents

**PRICE**

Contact Listing Agents



UNIT 305



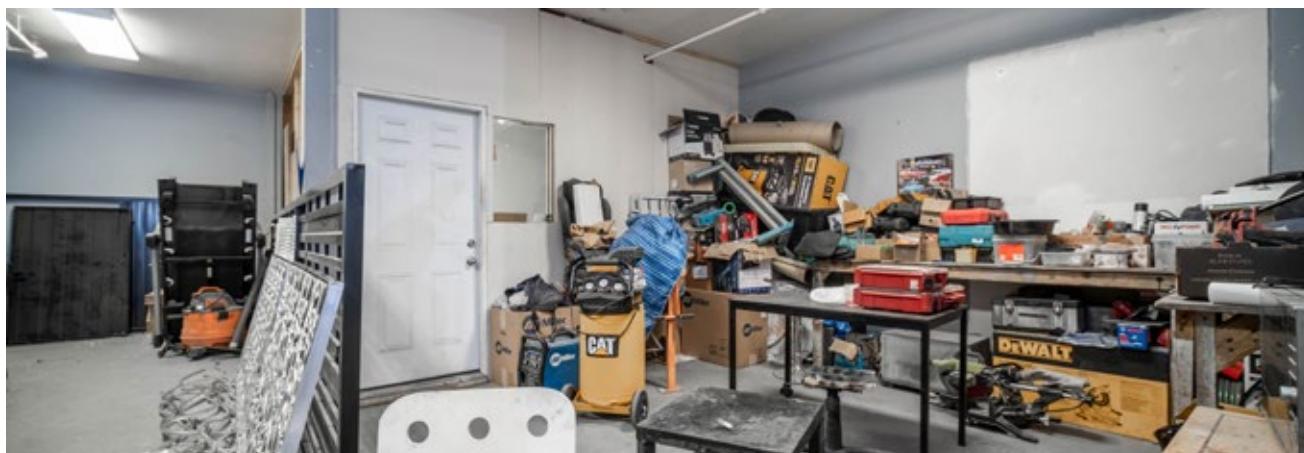
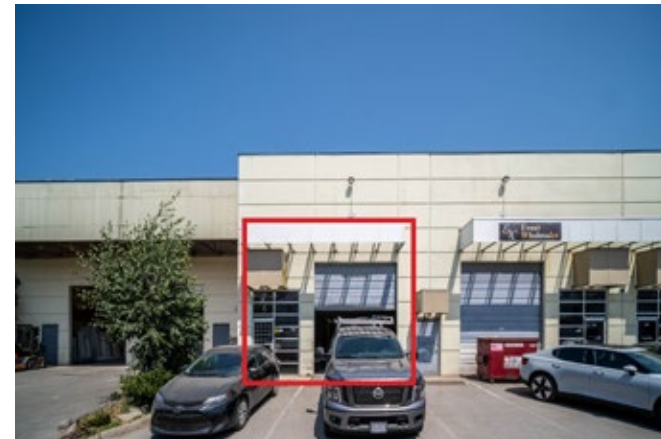
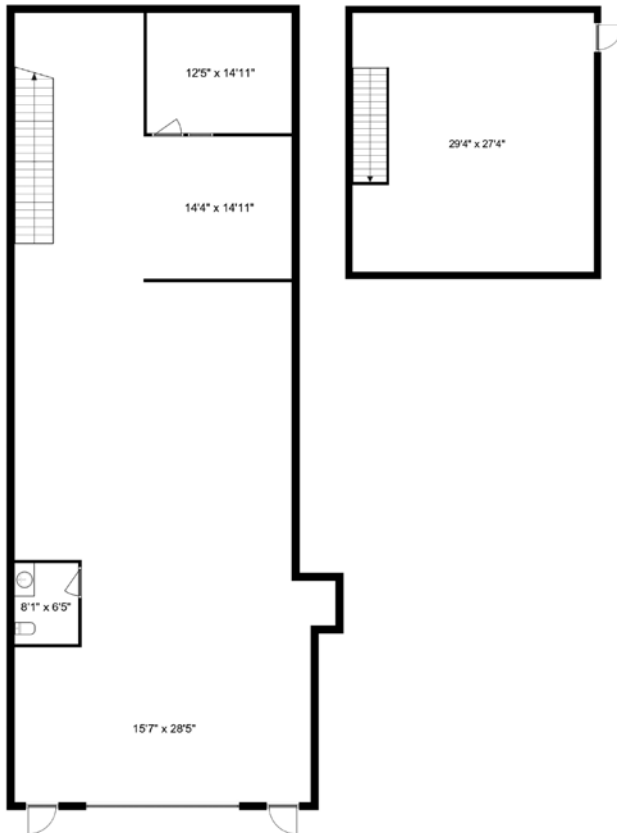
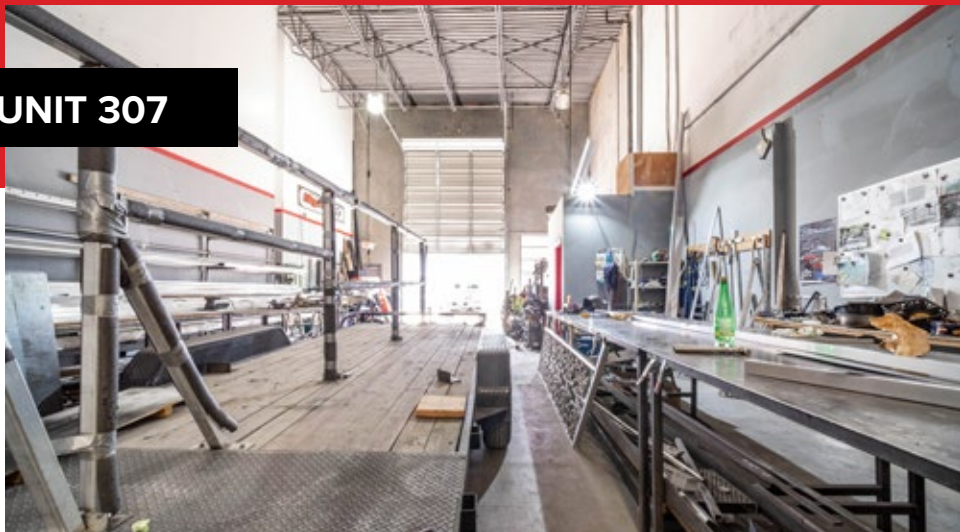
UNIT 305



UNIT 305



# UNIT 307



Measurements are approximate and shall be verified by the Tenant if deemed important.



## LOCATION

The location provides quick access to King George Boulevard, which connects north to the Trans-Canada Highway, and south to Highway 10, 91, and 99. Public transit is located at the corner of 86 Avenue on 128 Street, which services Bus 323 & 393: Surrey Central Station Northbound and Newton Exchange Southbound.

## FOR MORE INFORMATION CONTACT

**BIKRAM SINGH**  
bikram@williamwright.ca  
604.545.0636

**JOSH JAWANDA**  
PERSONAL REAL ESTATE CORPORATION  
josh@williamwright.ca  
604.545.0636

**ESAR CHEEMA**  
esar.cheema@williamwright.ca  
604.428.5255



williamwright.ca



---

**Vancouver Office**  
1340-605 Robson Street  
Vancouver, BC  
604.428.5255

**New Westminster Office**  
350-522 7th Street  
New Westminster, BC  
604.545.0636

**Fraser Valley Office**  
210-8029 199th Street  
Langley, BC  
604.546.5555

**Victoria Office**  
843 Johnson Street  
Victoria, BC  
250.590.5797

**Central Island Office**  
100B-154 Memorial Avenue  
Parksville, BC  
250.586.1226

**Kelowna Office**  
205-478 Bernard Avenue  
Kelowna, BC  
236.420.3558

**Kamloops Office**  
406-121 5th Avenue  
Kamloops, BC  
236.425.1617