

8-11 12777 76A AVENUE, SURREY

FOUR CONTIGUOUS UNITS OF WAREHOUSE AND OFFICE SPACE

**FOR
LEASE**



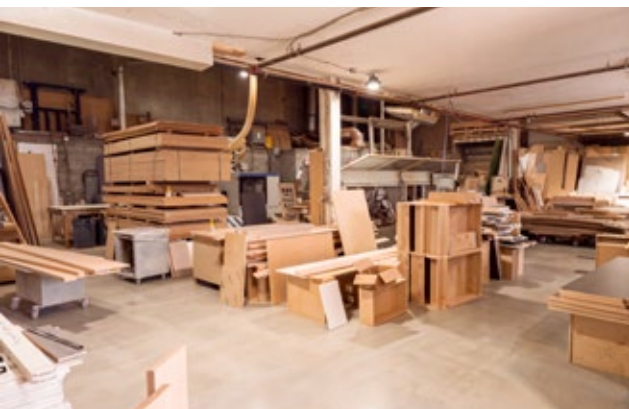
WILLIAM | WRIGHT

KARMAN KANG
PERSONAL REAL ESTATE CORPORATION
karman.kang@williamwright.ca
604.546.5555





UNITS AVAILABLE NOVEMBER 1ST, 2026



THE OPPORTUNITY

Four contiguous units combining approximately 6,397 square feet of functional warehouse with a 3,458 square foot open concept office, offering a rare opportunity to consolidate production, storage, and administration under one roof. The warehouse is built for real work: four bay doors, ceiling heights ranging from 12 to 22 feet, and three phase power to support heavy equipment and production loads. The office component is bright and fully open, well suited to an administrative headquarters, a design studio, or a customer facing showroom. Located in the heart of Newton, one of Surrey's most established industrial nodes, the property offers strong access to King George Boulevard, Highway 10, and the wider Fraser Valley distribution network. An excellent fit for distributors, manufacturers, trades contractors, and service businesses seeking flexible space in a tight market. Available starting November 1st, 2026.

SALIENT FACTS

SIZE BREAKDOWN

Warehouse: +/- 6,397 SQFT
Office: +/- 3,458 SQFT
Total: +/- 9,855 SQFT

ZONING

Light Industrial (IL)

BASIC RENT

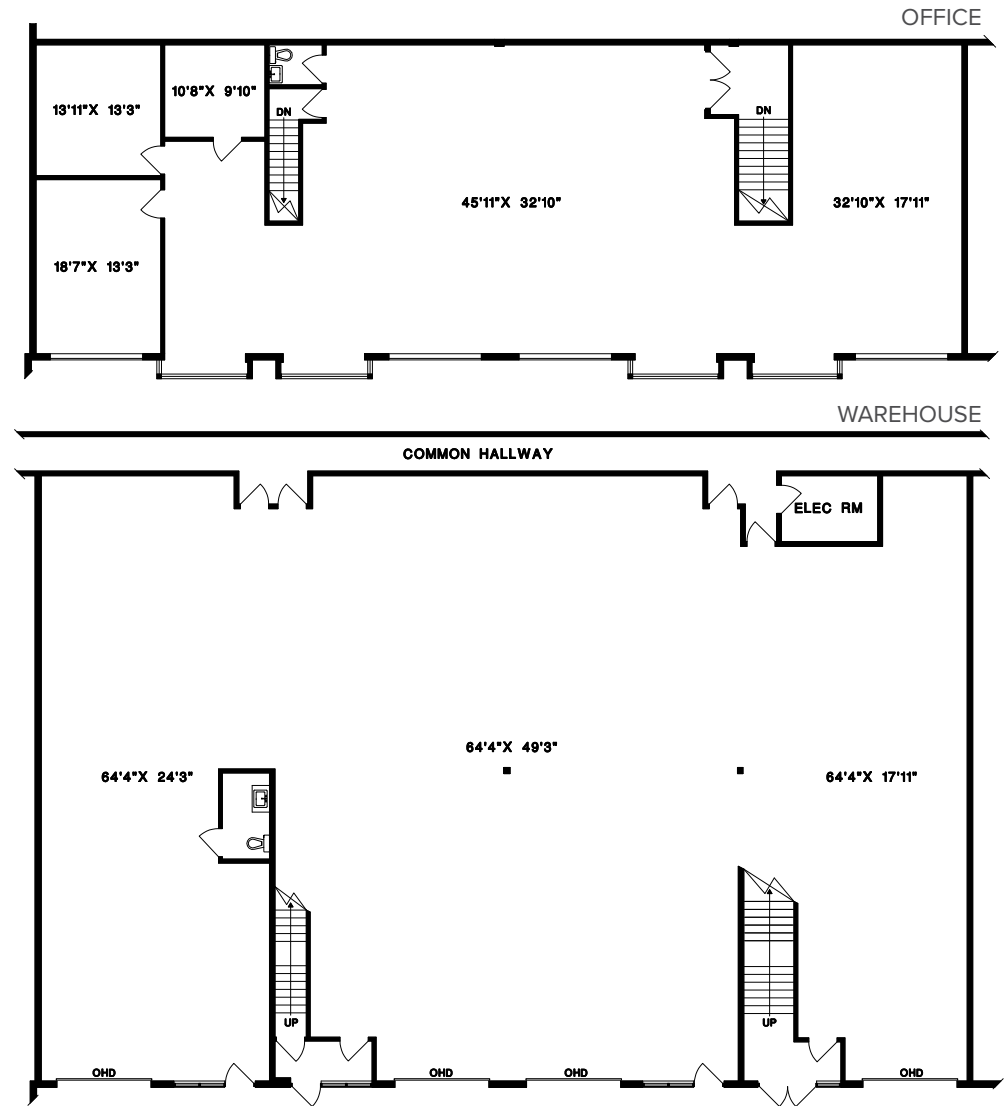
\$19.25/FT

ADDITIONAL RENT

\$6.46/FT + 5% Management Fee



FLOORPLAN



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



**Industrial Warehouse
+ Office Space**



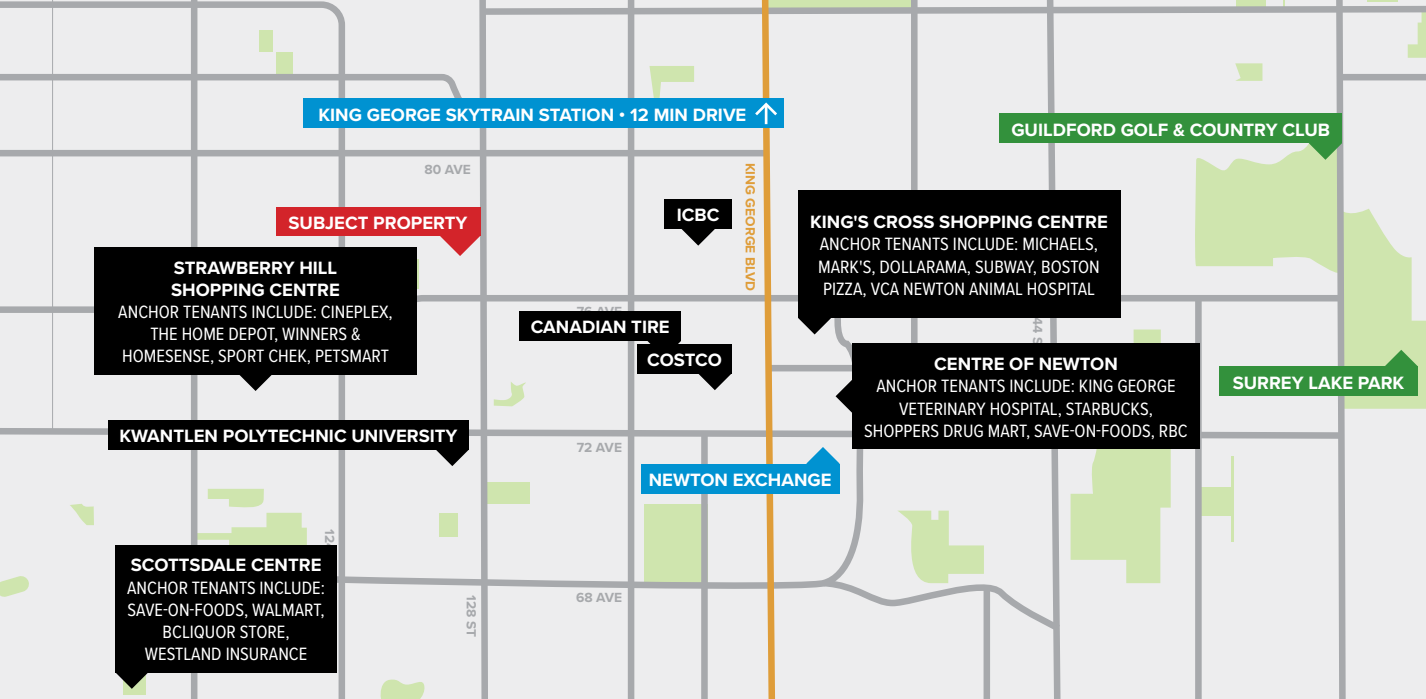
4 Grade Loading Doors



**3 Phase - 100 Amps -
208/120 Volts Per Unit**



**Open Second Story
Office/Showroom Space**



DRIVE TIME

Newton Exchange	-----	5 Mins
Kwantlen Polytechnic University	-	6 Mins
King George Blvd Station	-----	12 Mins
Surrey City Centre	-----	14 Mins
New Westminster	-----	23 Mins
Burnaby	-----	35 Mins
Downtown Vancouver	-----	55 Mins



FOR MORE INFORMATION CONTACT

KARMAN KANG
 PERSONAL REAL ESTATE CORPORATION
karman.kang@williamwright.ca
 604.546.5555