



13369 72nd Avenue

34,560 SF multi-tenant asset on a 70,932 SF site

The Offering

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to present an opportunity to acquire a 100% freehold interest in 13369 72nd Avenue, Surrey (the "Property"), a high exposure multi-tenant service & industrial investment asset with strong in place income and potential for near-term rental growth.

The Property consists of a 16-unit, 34,560 SF building situated on a 1.63-acre (70,932 SF) parcel in Surrey's Newton neighbourhood. This highly functional building offers 20' ceiling heights in the warehouse and office space on the mezzanine level. Additionally, some units have ground level showroom areas. The Property features 70 parking stalls, 15 grade level loading doors with a front office/rear loading configuration and a gated loading court. The Property offers exceptional visibility with approximately 430 feet of frontage along 72nd Avenue and 160 feet along Comber Way.

Situated in the vibrant Newton neighbourhood of Surrey, the Property occupies a prominent position on the northwest corner of 72nd Avenue and Comber Way. Convenient ingress and egress points from both roadways ensure good access for vehicles, clients, and deliveries. It is ideally suited to the Newton business environment, one of Surrey's most established and active hubs for small industrial and service operators. The Newton neighbourhood supports a diverse mix of businesses, including construction trades, automotive services, building supply companies, specialty manufacturers, and distributors that cater to the surrounding residential and commercial community. Current IL-Light Impact zoning allows for manufacturing, warehousing, distribution, research facilities, and similar industrial operations with minimal environmental impact and limited heavy machinery.



LOT AREA

70,932 SF



BAY DIMENSIONS

24' x 60'



BUILDING AREA

34,560 SF



LOADING DOORS

15 grade level doors



CEILING HEIGHTS

20'



PARKING

70 parking stalls



Tenancy Details

RENTABLE AREA

34,560 SF

TENANT MIX

From 720 SF up to 15,840 SF

OCCUPANCY

100%

FY1 PROJECTED NOI

\$594,000*

*Please contact the listing team for further details

Investment Highlights



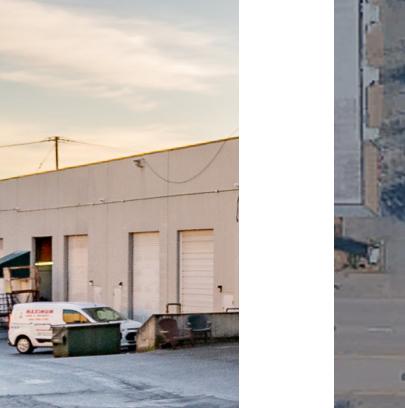
MULTI-TENANT SERVICE INDUSTRIAL INVESTMENT

- Ideally suited to the Newton business environment, one of Surrey's most established and active hubs for small industrial and service operators including construction trades, automotive services, building supply companies, specialty manufacturers, and distributors that cater to the surrounding residential and commercial community.
- The efficient unit configuration, ceiling heights, and well-planned loading court make it functional for a variety of small business operations.
- Within walking distance of the Newton Bus Exchange, providing direct transit links to Surrey Central SkyTrain Station and offering tenants and their employees easy access to regional transit without reliance on personal vehicles.
- The Property's multi-tenant format promotes steady occupancy and broad appeal among Surrey's robust base of owner-operated and service-focused businesses. Smaller tenants typically offer reliable cash flow, reduced large block vacancy risk, and long-term stability.



FUTURE REPOSITIONING OPPORTUNITY: STRATA CONVERSION

- The building is well-suited for subdivision into individual units for sale to owner-occupiers due to its flexible unit configurations, small bay sizes, street-front parking, and strong street frontage.
- Historically, demand for commercial ownership from small business operators in Newton has been strong, driven by a desire for long-term operational security.
- For a long-term investor, this future potential could provide an incentive to transact at a lower initial yield today in exchange for the prospect of higher returns as the strata market recovers.



Salient Facts

MARKET

Surrey-Newton

LEGAL ADDRESS

13369 72nd Avenue, Surrey

PID

006-153-631

LOT AREA

70,932 SF

BUILDING AREA

34,560 SF

ZONING

IL-Light Impact

CEILING HEIGHT

20'

BAY DIMENSIONS

24' x 60'

YEAR BUILT

1980

CONSTRUCTION TYPE

Concrete Panels

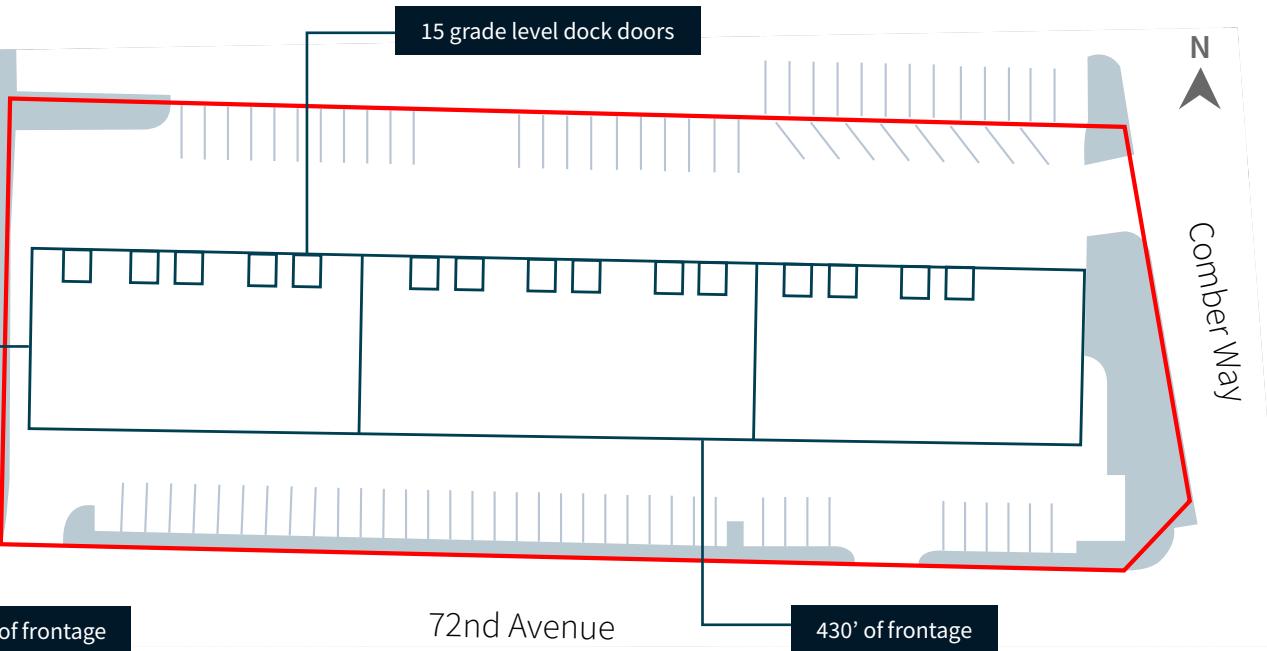
LOADING DOORS

15 grade level doors

OCP

Industrial

Site Plan



Location

The Property presents a compelling opportunity given Surrey's strategic position, benefitting from excellent transportation connectivity with proximity to major highways including the Trans-Canada Highway and Highway 99, providing seamless access to both Vancouver's port facilities and cross-border trade routes to the United States.



Zoning Overview

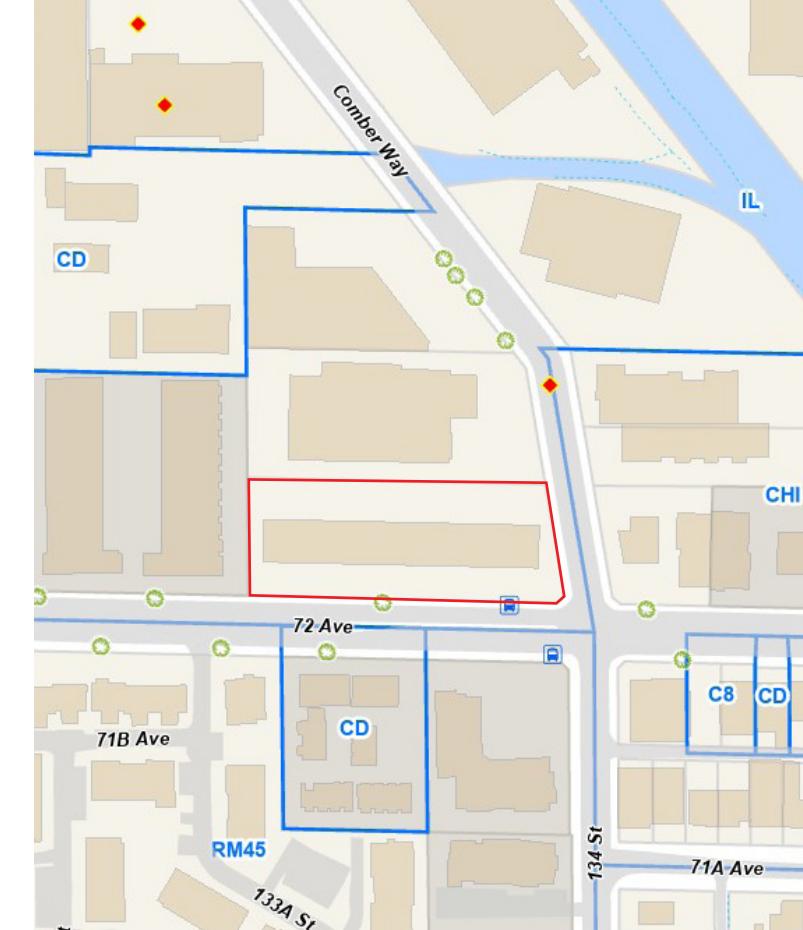
IL - LIGHT IMPACT INDUSTRIAL

This zone is intended to accommodate light impact industry, warehouses, distribution centres, limited office, and service uses.

SELECTED PERMITTED USES

- Light impact industry
- Automotive service
- General services use (limited)
- Warehouse uses
- Distribution centres
- Offices of architects, landscapers, engineers, government, utility companies
- Self storage
- Liquor manufacturing
- Coffee shops*
- Recreation facilities*
- Assembly halls*
- Childcare centres*

*Accessory Use



Additional Information & Offering Process

All prospective purchasers are encouraged to execute and return the provided Confidentiality Agreement for access to additional Property information via a Virtual Data Room.



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