

FOR LEASE

WAREHOUSE SPACE



#130-131 Eleventh Street

New Westminster, BC

SUBJECT SPACE

11TH ST

AUCKLAND ST

Khash Raeisi*, Founder

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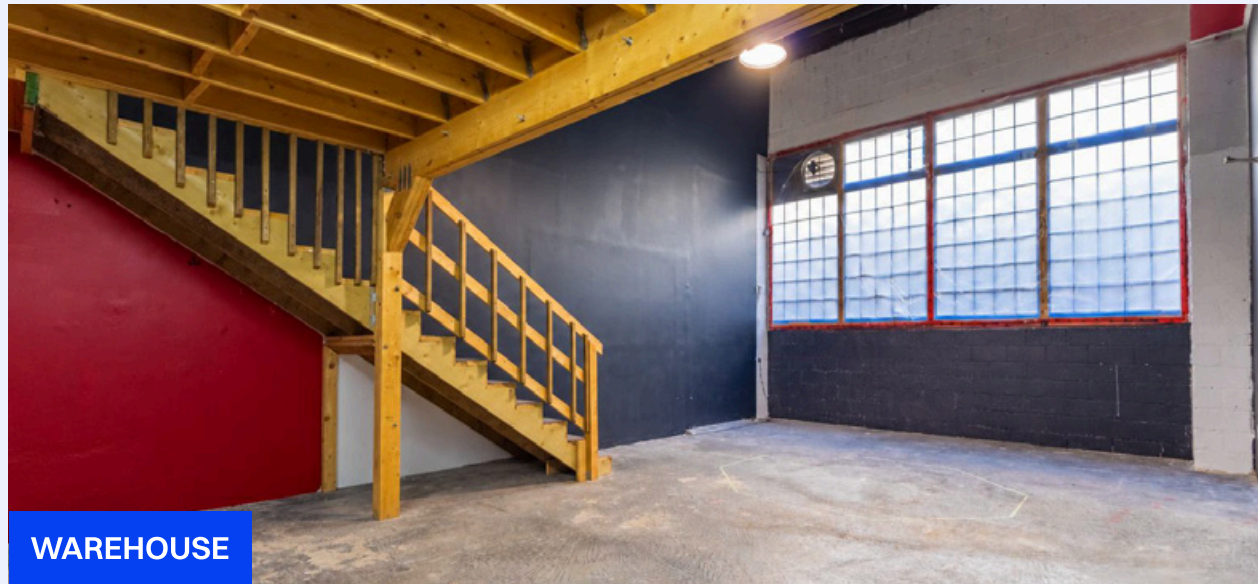
khash@iciconic.com

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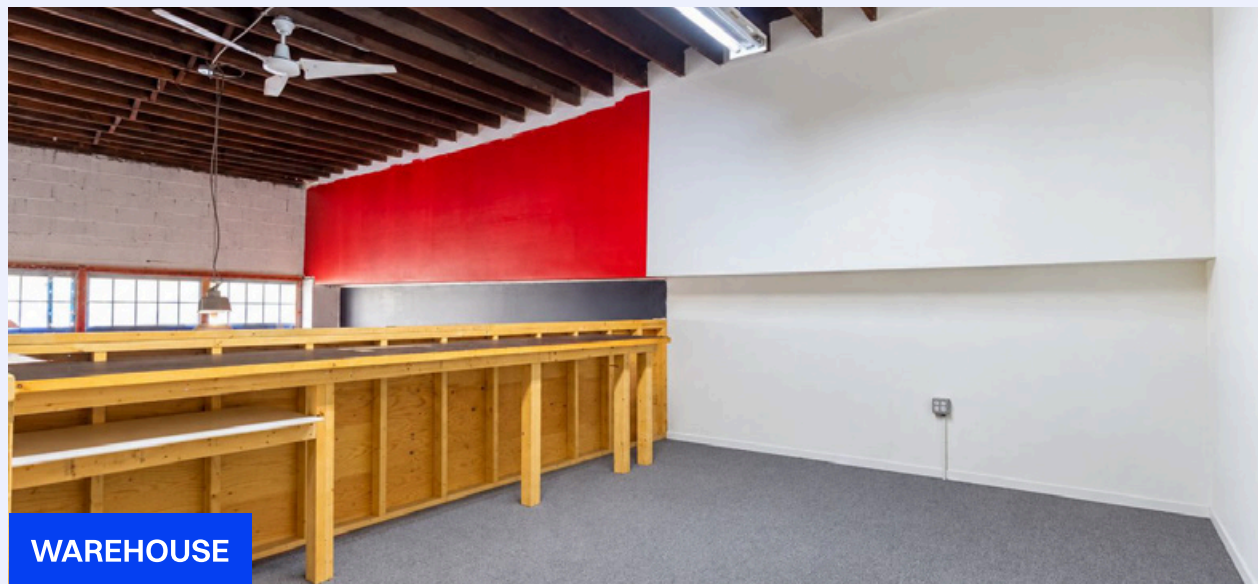




LOFT



WAREHOUSE



WAREHOUSE

The Opportunity

Iconic Properties Group is pleased to present **Unit 130 at 131 Eleventh Street**, offering approximately **784 SF of warehouse space** for lease in **Uptown New Westminster**. The unit features a functional warehouse layout complemented by a loft area, providing additional flexibility for storage, workspace, or operational requirements.

Zoned M-1, the property accommodates a variety of light industrial, warehousing, service commercial, and related business uses, subject to municipal regulations.

Situated in a highly accessible urban location, the property benefits from a **Walk Score of 93**, classified as a "Walker's Paradise," and a **Transit Score of 81**, offering excellent connectivity to surrounding amenities and public transportation. This opportunity is ideal for businesses seeking a compact, versatile warehouse unit with loft space in the heart of **Uptown New Westminster**.

HIGHLIGHTS



Compact Warehouse Space

784 SF warehouse unit with a functional layout in Uptown New Westminster.



Versatile Loft Area

Features a loft providing additional flexibility for storage or workspace.



Flexible Industrial Uses

M-1 zoning supports a variety of light industrial and service commercial uses.



Central and Accessible Location

Walk Score of 93 and Transit Score of 81, with excellent access to amenities.

Property Overview

ADDRESS	#130-131 Eleventh Street, New Westminster
NEIGHBOURHOOD	Uptown NW
PID	001-683-535
ZONING	M-1 - Light Industrial Districts
GROSS LEASABLE AREA	784 SF
DIMENSIONS	30'5 × 18'4
CEILING HEIGHT	20'
CLEAR HEIGHT	19'4
WALK SCORE	93 / Walker's Paradise
TRANSIT SCORE	81 / Excellent Transit
LEASE RATE	\$2,800.00 (Gross)

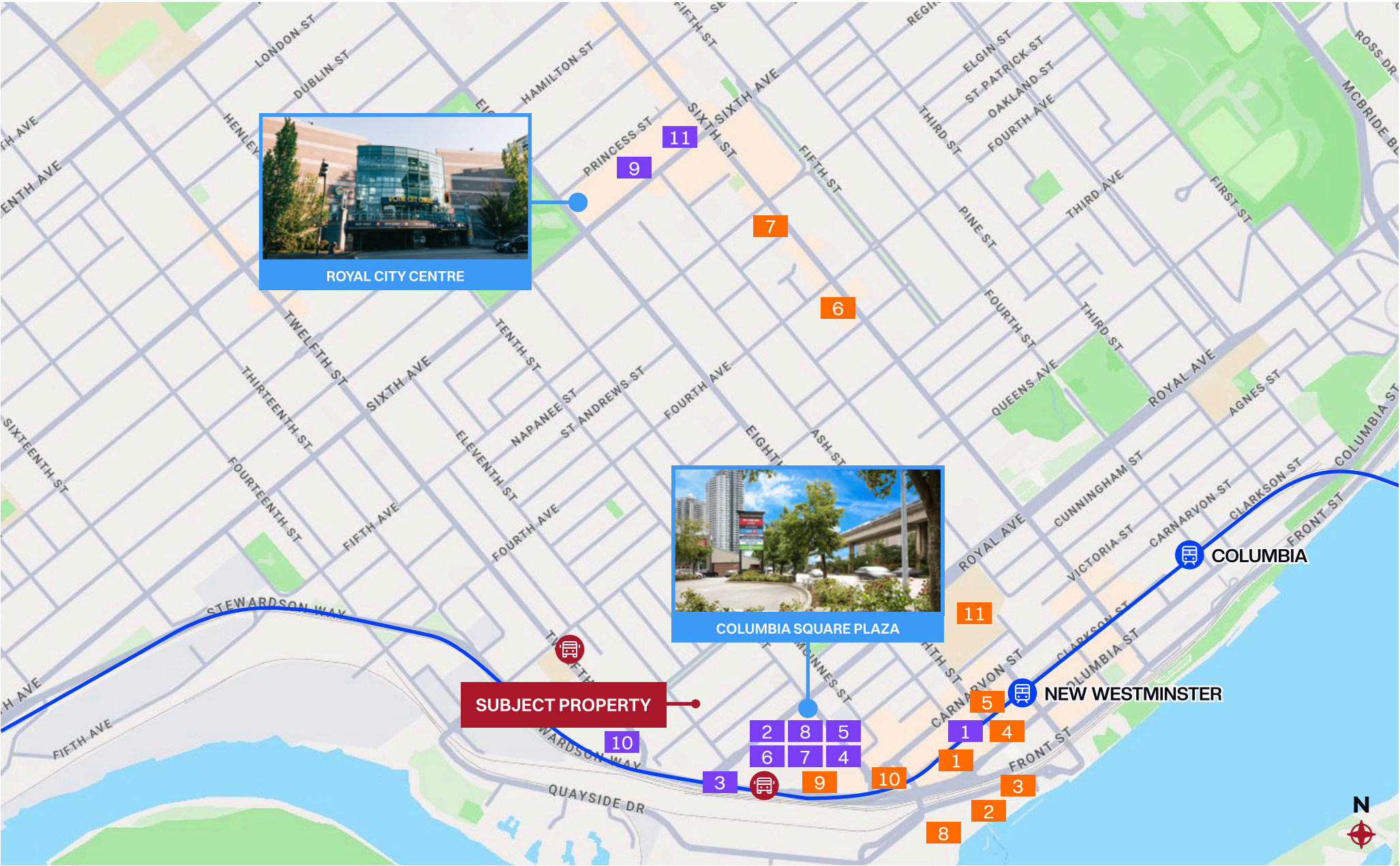
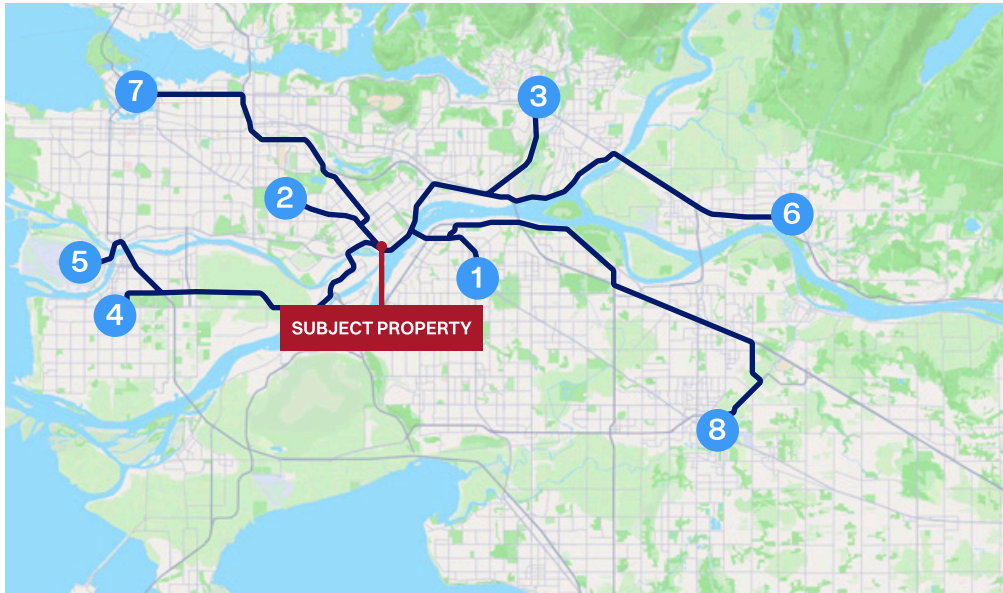


Location Overview

Strategically located in Uptown New Westminster, 131 Eleventh Street offers convenient access to major transportation routes connecting businesses throughout Metro Vancouver. Key destinations include Surrey City Centre and Metropolis at Metrotown within approximately 15 minutes, Coquitlam Centre, Richmond, and YVR Airport within 30 minutes, Maple Ridge within 35 minutes, and Vancouver and Langley City within 45 minutes, subject to traffic conditions.

The property is also well served by public transit and nearby amenities, with a Walk Score of 93 and Transit Score of 81, making it a highly accessible location for employees, customers, and business operations.

Key Destination	Approx. Driving Time
1 Surrey City Centre	15 minutes
2 Metropolis at Metrotown	15 minutes
3 Coquitlam Centre	30 minutes
4 Richmond	30 minutes
5 YVR Airport	30 minutes
6 Maple Ridge	35 minutes
7 Vancouver	45 minutes
8 Langley City	45 minutes



RESTAURANTS & CAFES

- 1 Big Way Hot Pot
- 2 Longtail Kitchen
- 3 Angelina's Dutch Corner
- 4 Piva Modern Italian
- 5 The Old Spaghetti Factory
- 6 Taqueria Playa Tropical
- 7 Kozak Ukranian Eatery
- 8 Craft Cafe
- 9 Starbucks Coffee
- 10 Gong Cha
- 11 Tim Hortons

RETAIL & SERVICES

- 1 Safeway
- 2 Save-On-Foods
- 3 BC Liquor
- 4 TD Canada Trust
- 5 BMO
- 6 Canada Post
- 7 Pharmasave
- 8 UPS
- 9 Walmart
- 10 Petro Canada
- 11 Shoppers Drug Mart

131 ELEVENTH ST

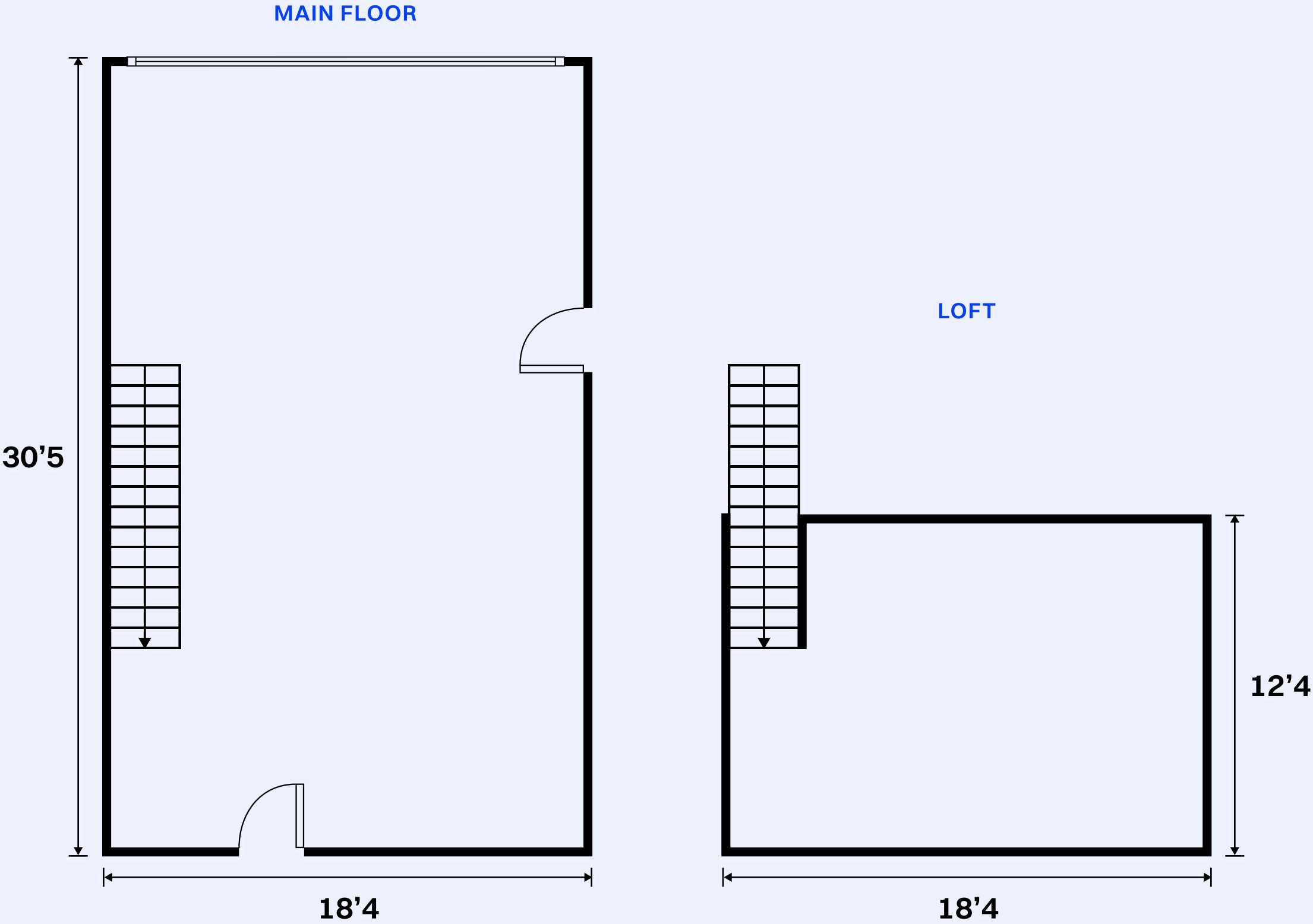
SKY TRAIN STATION

BUS STOP



Floor Plan

MAIN FLOOR	558 SF
LOFT	226 SF
TOTAL AREA	784 SF



This floor plan is provided for general information and illustrative purposes only. All measurements and dimensions are approximate and may not reflect the actual layout. Buyers are advised to verify all details independently.

Gallery



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New Westminster, BC



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