

FOR LEASE | INDUSTRIAL
13085 115 AVENUE
SURREY, BC



- ▶ **Premier Multi-Tenant Industrial Facility**
- ▶ **Bridgeview Location**

Location

This modern multi-tenant facility is located in Bridgeview, one of Surrey's premier industrial areas. The park benefits from being located in the most central area within Metro Vancouver, with access to the new South Fraser Perimeter Road, the Pattulo Bridge, King George Boulevard and Scott Road.

Highlights

- ▶ Concrete tilt-up construction
- ▶ 3 phase electrical service
- ▶ Ample parking
- ▶ High exposure unit

Grant Basran

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Features

- ▶ Central location
- ▶ Ample parking
- ▶ 3 phase electrical service
- ▶ 21' clear ceiling height
- ▶ Sprinklered
- ▶ 2-piece handicap washroom
- ▶ Forced air heater
- ▶ Grade loading
- ▶ Ceiling fans

Taxes & Operating Costs*

\$6.50 PSF per annum including management fees (2023 estimate)

Opportunity

To lease warehouse space in Surrey. Perfect for storage, light manufacturing, and related uses.

Zoning

IL (Light Impact Industrial). Full copy of bylaws available upon request.

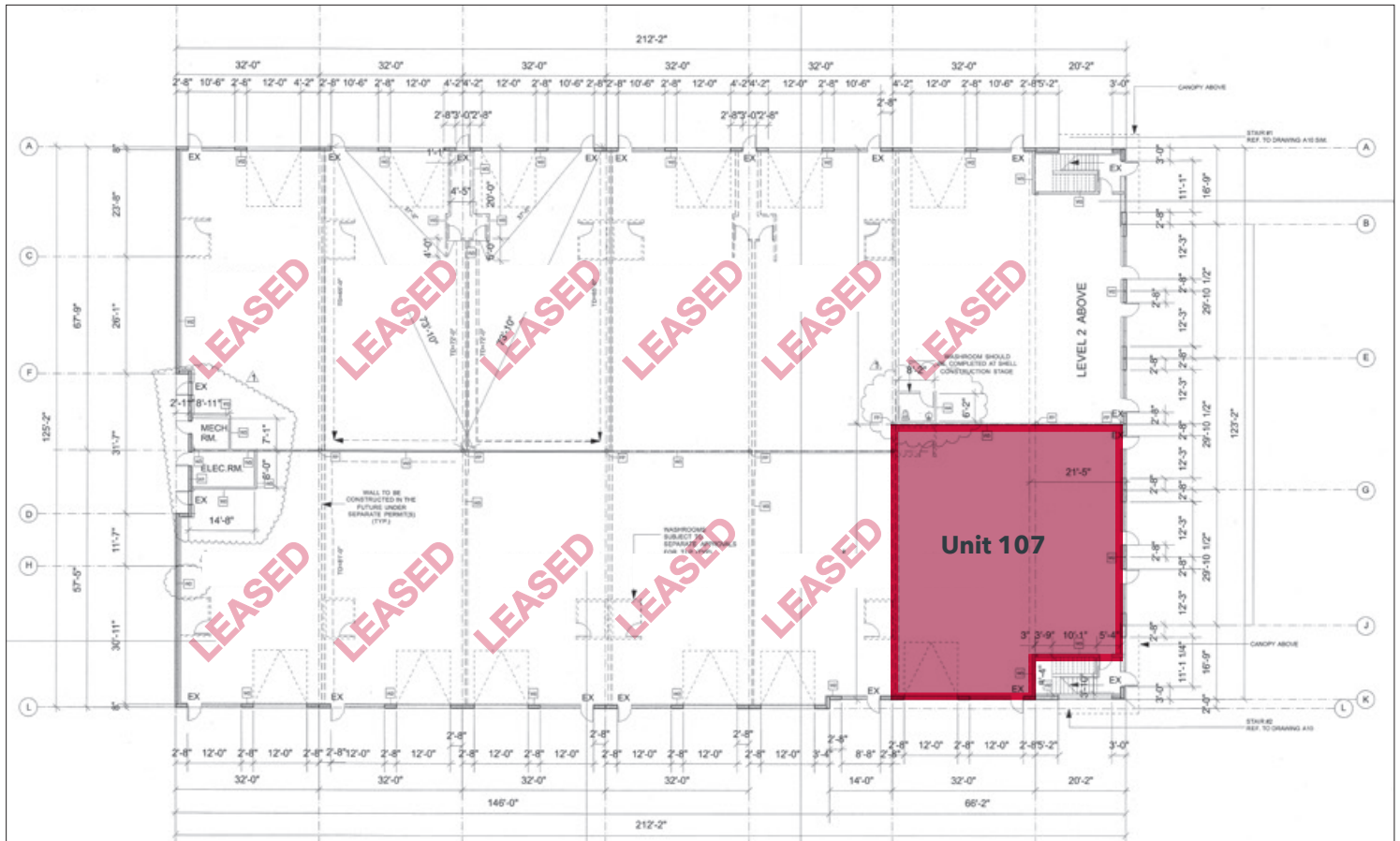
Available Space

Basic Rent*

From \$19.95 PSF per annum

Unit	Warehouse	Office	Total	Total Monthly + GST*	Availability
107	3,015 SF	136 SF	3,151 SF	\$6,945.33	Contact Broker

**All rental amounts are approximate and subject to change without notice.*



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