

FOR LEASE | INDUSTRIAL  
106 & 201 - 13085 115 AVENUE  
SURREY, BC



- ▶ **4,454 SF Industrial Units with Warehouse and Office**
- ▶ **Central North Surrey Location**

### Opportunity

Industrial units 106 and 201 are available for lease in a well-maintained multi-tenant building in North Surrey's Bridgeview Business Park. The premises offer a functional combination of warehouse and improved second-floor office space, ideal for a range of industrial and service-based users. The property benefits from excellent access to major transportation corridors and transit, providing strong connectivity throughout Metro Vancouver. A practical leasing opportunity within a well-established industrial node.

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### Features

- ▶ (1) grade loading door (12' x 14')
- ▶ 23' ceiling height in warehouse
- ▶ 9.95' clear height under mezzanine
- ▶ Sprinklered
- ▶ Forced air heating in a warehouse
- ▶ (1) 2-piece handicap accessible washroom (warehouse)
- ▶ Second-floor office with new HVAC system (York 3 ton)
- ▶ Kitchenette in office area
- ▶ (1) 2-piece washroom on the second floor
- ▶ Abundant natural light throughout
- ▶ Parking: 5 stalls (2 side, 3 front)

### Zoning

IL - Light Impact Industrial ([click to view bylaw](#))

### Available Space

Ground Floor	3,151 SF
Second Floor	1,303 SF
<b>Total</b>	<b>4,454 SF</b>

*\*Measurements to be verified by the Tenant.*

### Lease Rate

\$17.95 PSF

### Additional Rent

\$7.50 PSF

### Availability

Immediately



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