

#102 & 103
15030 54A Avenue
Surrey, BC

Modern State-Of-The-Art 136,268 SF Warehouse
55 Minutes From Downtown Vancouver



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Opportunity

CBRE Limited is pleased to present the rare opportunity in the 100,000–150,000 SF range, this modern 132,268 SF warehouse; only three years old and featuring a 32’ clear ceiling height, is ideally located just 15 minutes south-east of Annacis Island, within the Panorama Ridge Business Park, built by Beedie.

PROPERTY DETAILS

Available Area (approx.)

Office	10,412 SF*
Warehouse	125,856 SF
Total	136,268 SF

Designed To Split Into 2 Units

- #102: 80,125 SF incl. 4,036 SF office
- #103: 55,543 SF incl. 6,370 SF office

Additional Rent

\$5.81 PSF (2026 est.)

Sublease Rate

\$19.00 PSF

Loading

18 Dock and 4 Grade Doors

Zoning

IB-2 (Business Park 2)

Availability

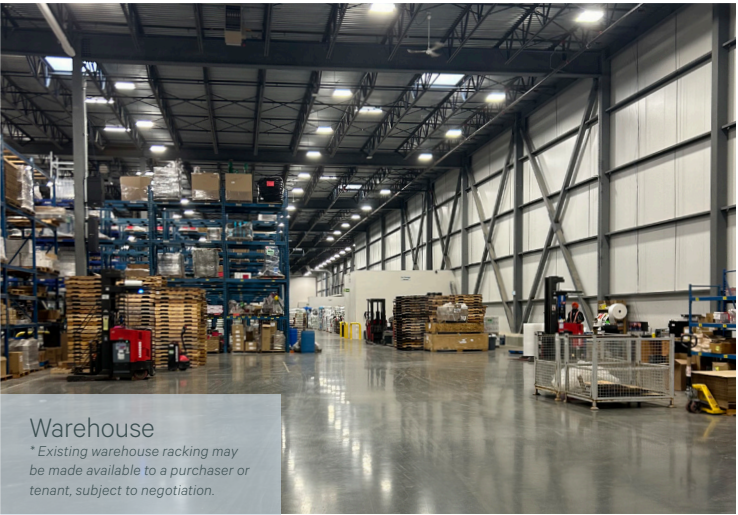
Immediately

Headlease Expiry

August 31, 2033

Ceiling Height

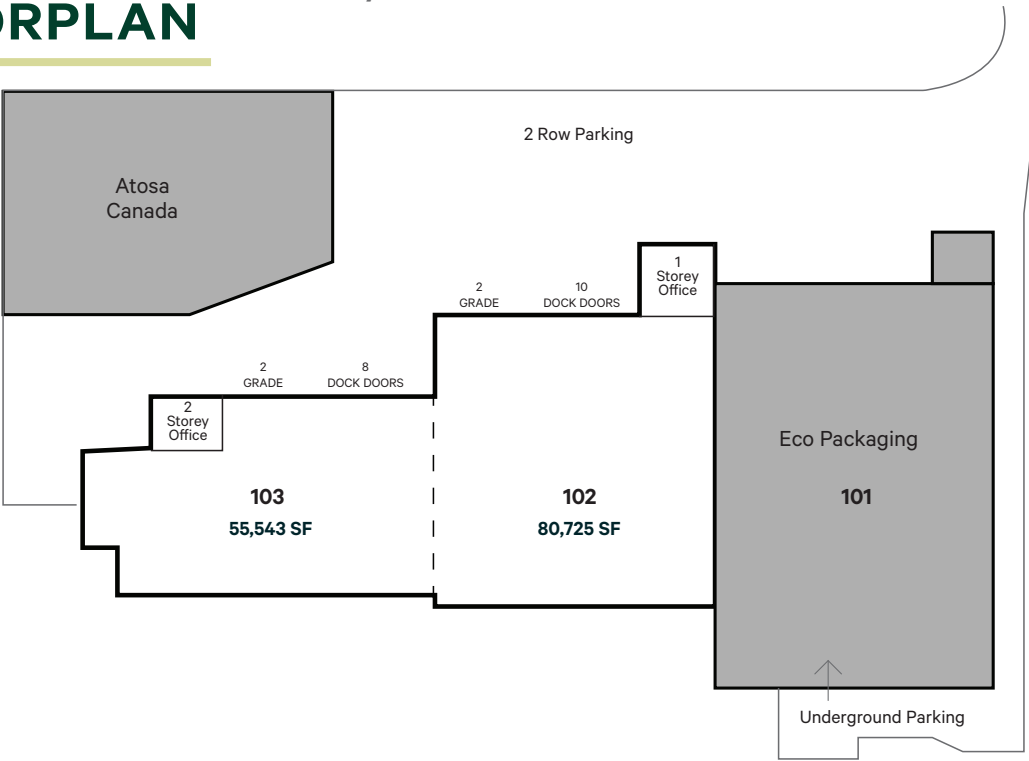
32’ Clear



FEATURES

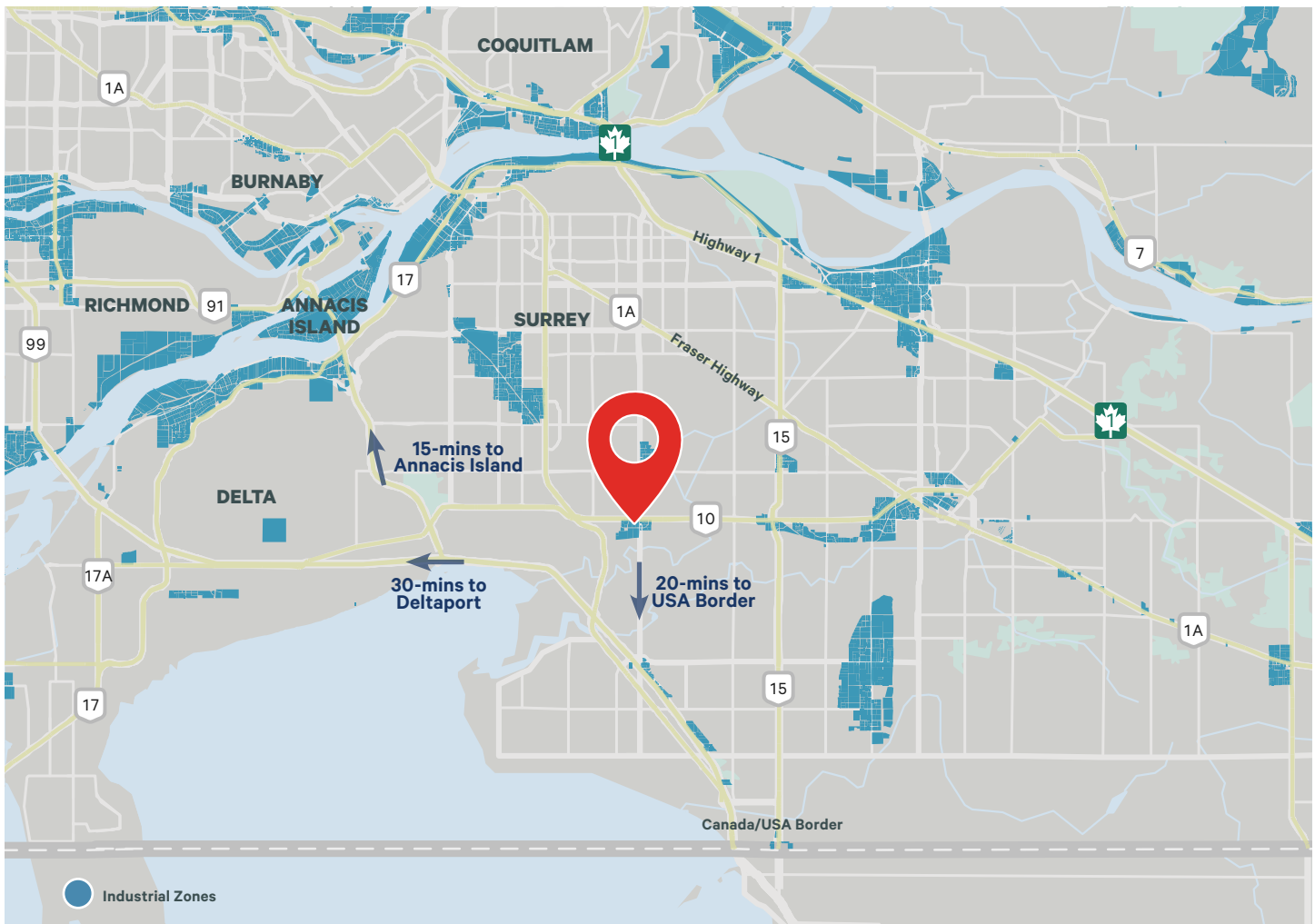
- **Parking:** 125 Stalls (including underground parkade)
- **Floor Load:** 700 lbs/SF (500 lbs/SF above underground parking)
- **Loading:** electric doors and hydraulic levelers
- **Lighting:** high-efficiency LED fixtures
- **Fire Protection:** ESFR sprinkler system
- **Security:** secure loading court & parking area
- **Connectivity:** Telus Fibre Optic
- **Storage:** dedicated chemical storage room
- **Ventilation:** recirculation fans
- **Skylights:** 6’ x 6’ translucent panels

FLOORPLAN



Location

Strategically located in Surrey's Colebrook industrial hub, The Property offers exceptional connectivity with direct access to Highway 10 and King George Boulevard, plus quick links to major routes including the Trans-Canada Highway and the U.S. border. Commuters enjoy convenient transit options via bus routes 345, 342, 372, and 375, while businesses benefit from a strong local workforce in this thriving industrial corridor.



FOR MORE INFORMATION CONTACT

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