

Pooni

BUSINESS PARK

Discover approximately 50,000 SF of flexible space
for today's industrial, office, and daycare needs

FOR LEASE

15354 68 AVE / SURREY BC



CBRE

 **POONI
PROPERTY
GROUP**

FOR LEASE

NEWTON WELCOMES POONI BUSINESS PARK IN 2026

Welcome to Pooni Business Park a state-of-the-art multi-tenant industrial business park located in the heart of Surrey's thriving business corridor. Thoughtfully designed with flexibility, functionality, and future growth in mind, this approximately 50,000 SF facility offers a premium mix of industrial and office spaces tailored to meet the needs of modern businesses and daycare space.

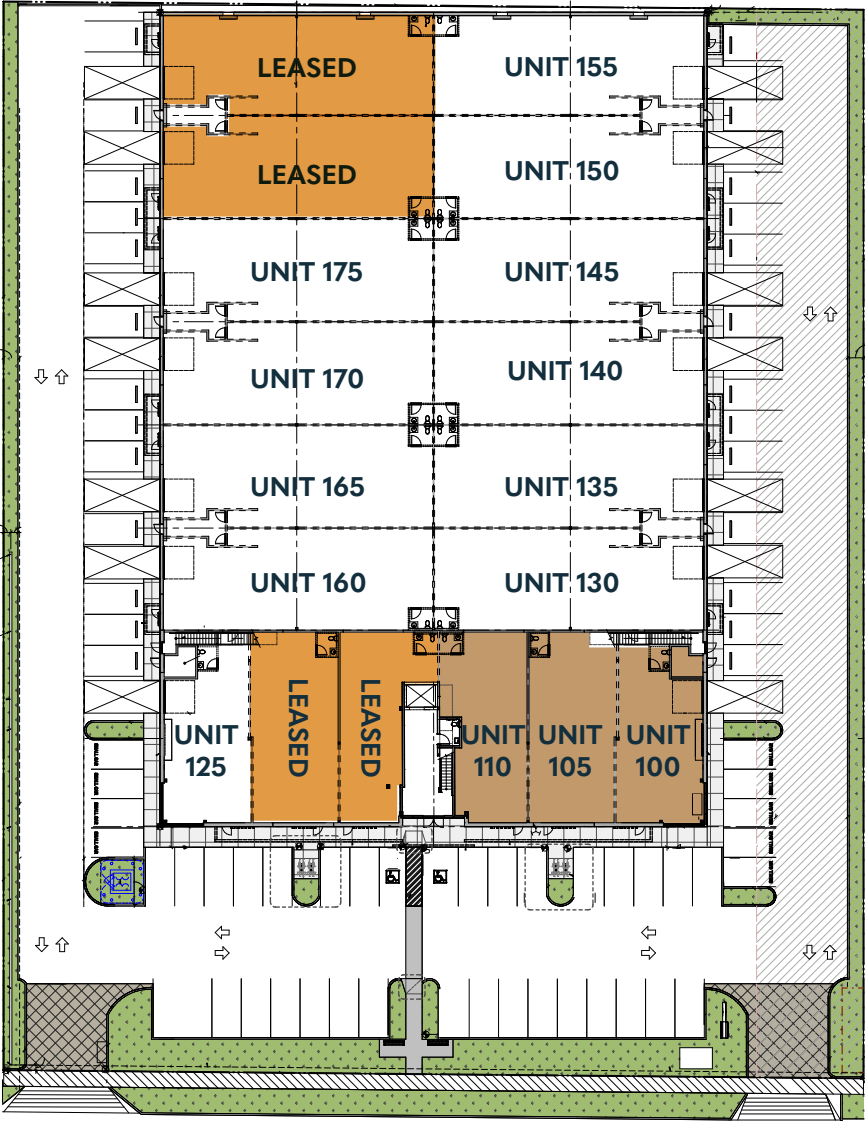


15354 68 AVE / SURREY BC



PROPERTY OVERVIEW

LEVEL 1

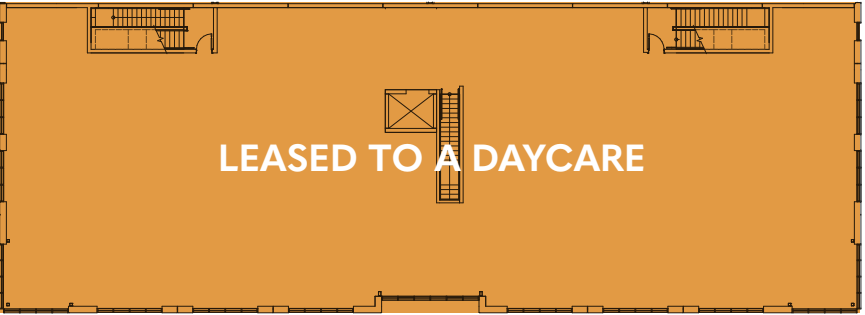


- LEASED
- UNDER CONTRACT
- AVAILABLE

152 STREET

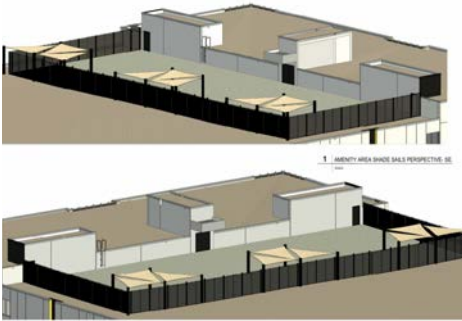
ROOFTOP AMENITY
AREA SIZE: 8,850 SF

68 AVE



LEVEL 2

LEASED



Site plan not to scale

PRICING GUIDANCE
Contact Listing Agent

AVAILABILITY
May 2026

LEVEL 1 INDUSTRIAL

UNIT	SIZE (SF)
130	2,595 SF
135	2,595 SF
140	2,595 SF
145	2,595 SF
150	2,595 SF
155	2,595 SF
160	2,595 SF
165	2,595 SF
170	2,595 SF
175	2,595 SF
180	2,595 SF LEASED
185	2,595 SF LEASED
TOTAL	31,140 SF

FLEXIBLE OFFICE

UNIT	SIZE (SF)
100	1,445 SF
105	1,627 SF
110	1,459 SF
115	1,357 SF LEASED
120	1,627 SF LEASED
125	1,446 SF
TOTAL	8,961 SF

LEVEL 2

AREA	SIZE (SF)
Full Floor	9,553 SF LEASED

NOW
LEASED

DAYCARE OPPORTUNITY

The second floor provides approximately 9,553 SF of shell space dedicated to daycare use, along with a 506 SF dedicated lobby with elevator and a finished universal washroom.

A rooftop outdoor play area of approximately 8,850 SF is included for exclusive daycare use.

With tilt-up concrete construction, high ceilings, and natural light-filled offices, it's built for performance and style. Tenants benefit from ample parking, generous loading, a daycare facility, and future-ready infrastructure—all in a safe, sustainable, and accessible setting.

- WAREHOUSING
- MANUFACTURING
- OFFICE
- CONTRACTOR SERVICES
- DISTRIBUTION
- RESTAURANT
- ASSEMBLY HALLS
- PERSONAL SERVICE
- CHILD CARE

BUILDING FEATURES



ZONING
IB-3 Zoning
(Industrial Business Park 3)



POWER
3-Phase 1200 AMPS



CONSTRUCTION
Insulated concrete tilt-up



PARKING
Total: 69 stalls



SPRINKLERS
ESFR system



CEILING HEIGHTS
24' clear



LOADING
10' x 12'
Overhead grade



LIGHTING
Fluorescent lighting



HEATING / HVAC
- Industrial:
Gas Fired Unit Heaters
- Offices & Daycare:
Heat Pumps & HVAC



BUILDING AMENITIES
- EV charging rough-ins
- Bike racks
- Visitor parking
- Landscaped frontage with benches



DAYCARE OPPORTUNITY
- Approx. 10,000 SF on 2nd floor
- Dedicated rooftop outdoor play area (Approx. 8,850 SF)
- 8' non-climbable fencing and heavy duty shade sails

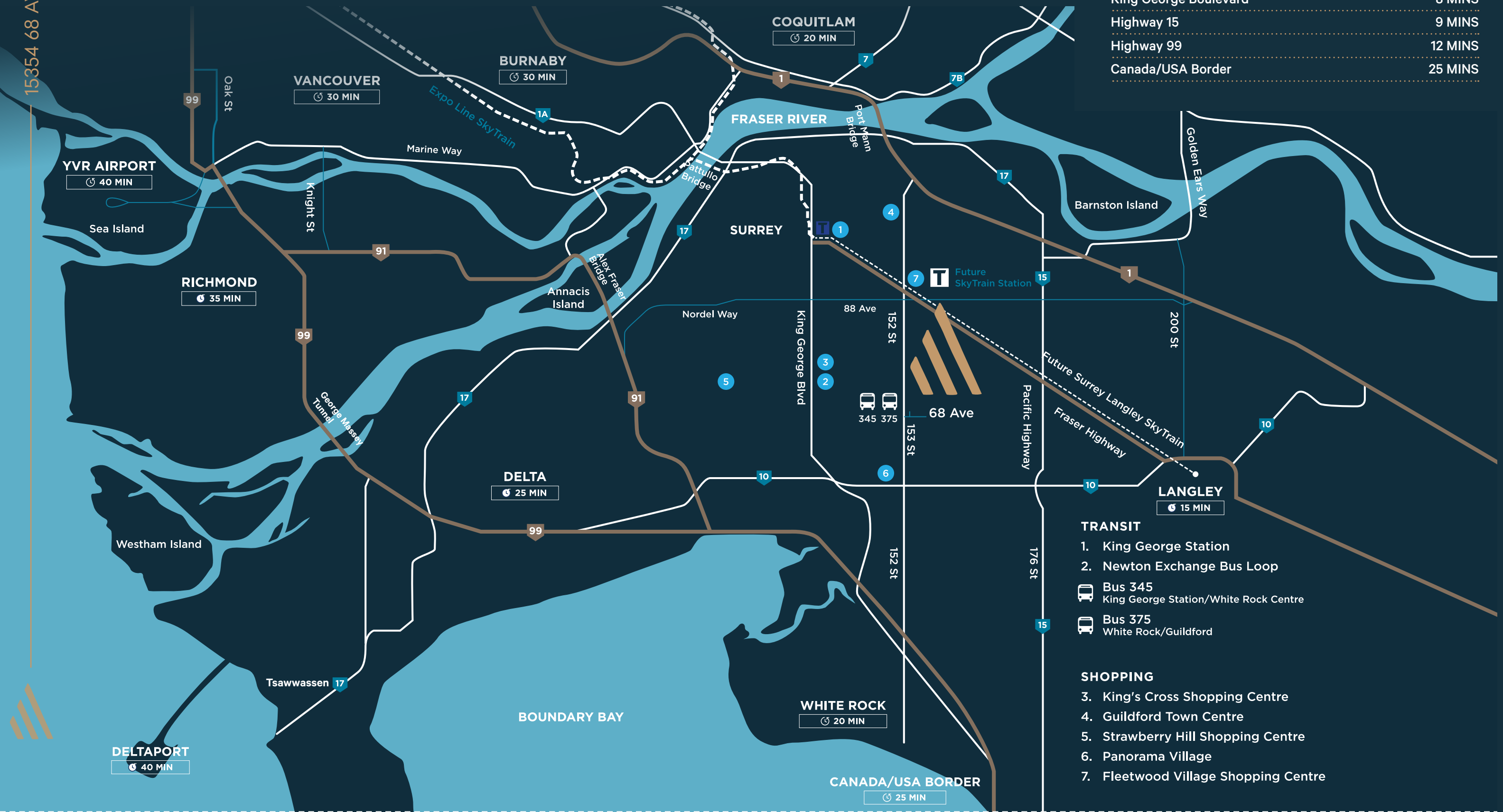


MAXIMIZE YOUR BUSINESS POTENTIAL

FOR LEASE

TRAVEL TIMES

Highway 10	5 MINS
Fraser Highway	7 MINS
King George Boulevard	8 MINS
Highway 15	9 MINS
Highway 99	12 MINS
Canada/USA Border	25 MINS



TRANSIT

- 1. King George Station
- 2. Newton Exchange Bus Loop
- Bus 345
King George Station/White Rock Centre
- Bus 375
White Rock/Guildford

SHOPPING

- 3. King's Cross Shopping Centre
- 4. Guildford Town Centre
- 5. Strawberry Hill Shopping Centre
- 6. Panorama Village
- 7. Fleetwood Village Shopping Centre

HEART OF SURREY

Located at 15354 68 Avenue, Pooni Business Park offers prime access in East Newton one of Metro Vancouver's fastest-growing commercial hubs. With direct links to King George Boulevard, Highway 10, and Highway 91, the area supports a mix of industrial, logistics, and professional services. Tenants enjoy nearby retail, dining, transit, and a strong local workforce.

DEMOGRAPHICS (5 KM RADIUS)



POPULATION
Over 210,000 residents



HOUSEHOLD INCOME
Approx. CA\$105,000



LABOUR FORCE
Diverse and growing, with strong representation in trades, logistics, and services

NEARBY AMENITIES

RETAIL & DINING

Costco Pharmacy, Save-On-Foods, Starbucks, Tim Hortons, and local restaurants

SERVICES/ RECREATION

RBC, TD, Scotiabank, YMCA, Anytime Fitness, Sullivan Medical Clinic, Surrey Urgent and Primary Care

TRANSPORT SERVICES

Elevate Trucking Ltd., Flowken Trucking, Virtuous truck A&A Bros Transport Ltd., Sohi Transportation Solutions, Starmax transport, Krypton Transport, Stellar Transport/ Brightside Transport

Pooni
BUSINESS PARK

HWY 1

FRASER HWY

72 AVE

152 ST

64 AVE

Pooni

BUSINESS PARK

DEVELOPED BY



Pooni Property Group
Established in 1988, PPG is a family of companies with over 30 years of expertise across the real estate industry. Known for quality and forward-thinking design, PPG proudly introduces this industrial property built to the highest standards.

MARKETED BY



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DANIEL MCGAULEY

PERSONAL REAL ESTATE CORPORATION

Senior Vice President

daniel.mcgauley@cbre.com

604 662 5186

JUSTIN FISHER

PERSONAL REAL ESTATE CORPORATION

Vice President

justin.fisher@cbre.com

604 662 5150

SHAUN BUCKE

Senior Sales Associate

shaun.bucke@cbre.com

604 662 5121



cbre.ca



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