



# FOR SALE

## + 84,000 SF OF SMALL BAY INDUSTRIAL STRATA UNITS

13030 115 AVENUE & 13035 114 AVENUE, SURREY, BC



**OPPORTUNITIES RANGE FROM  
4,205 SF – 18,715 SF**

DEVELOPED BY



BUILT BY



MARKETED BY





## THE OPPORTUNITY

Located in the prime Bridgeview neighbourhood, this 3.3 acre site offers 84,000 SF of small-bay industrial strata units. This will be the first opportunity to purchase new industrial strata units of this sort in North Surrey's Bridgeview area since 2018. Less than 500 metres from the South Fraser Perimeter Road (Highway 17), at the intersection of 115 Avenue and Bridgeview Drive, the property provides excellent proximity to major arterial routes with direct connections to the region and beyond. The nearby Scott Road SkyTrain Station is only a four minute drive or a 10 minute walk from the Bridgeview Business Park.

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## THE DEVELOPER

Cedar Coast is a Vancouver, B.C. based real estate development and investment firm with a 22-year track record of successful outcomes throughout the Pacific Northwest. Approaching each investment decision with a long-term view of creating winning outcomes for investment partners, teams, and communities. Cedar Coast currently has 33 active real estate projects in Canada and the United States.



# TIMELINE

**COMPLETED 2022:  
SURREY KING GEORGE HUB  
(PCI DEVELOPMENTS)**

Won the 2022 NAIOP Commercial Real Estate Award for Best Mixed-Use Development, inserting hundreds of residents, businesses and retailers into the area.

**ESTIMATED COMPLETION  
2024:  
NEW NEWTON  
COMMUNITY CENTRE**

Surrey City Council approved the initial \$100M investment that will fund a contract award for an aquatic component that includes a 50 metre swimming pool.

**ESTIMATED COMPLETION  
SPRING 2024:  
FRASER SURREY PORT  
LANDS TRANSPORTATION  
IMPROVEMENTS PROJECT**

**ESTIMATED COMPLETION  
2030:  
SURREY-LANGLEY SKYTRAIN  
EXTENSION PROJECT**

This is a 16km extension of the Expo Line from King George Station to 203rd Street in Langley. The first 7km extension is to be complete by 2025. Fleetwood to Langley expected to complete around 2030.

**2030:  
SURREY'S POPULATION  
PROJECTED TO SURPASS  
VANCOUVER**

**COMMENCED NOVEMBER  
2021: CITY OF SURREY DYKE  
NETWORK UPGRADE**

To prevent flooding from increasingly common high magnitude storms.

**COMMENCED APRIL 2022:  
SOUTH WESTMINSTER  
NEIGHBOURHOOD  
CONCEPT PLAN (NCP)**

This update is to reflect current market conditions and ensure that transit-oriented development principles are incorporated around the Scott Road SkyTrain Station.



**BRIDGEVIEW  
BUSINESS PARK  
COMMENCEMENT  
Q3 - 2023  
BRIDGEVIEW  
BUSINESS PARK**



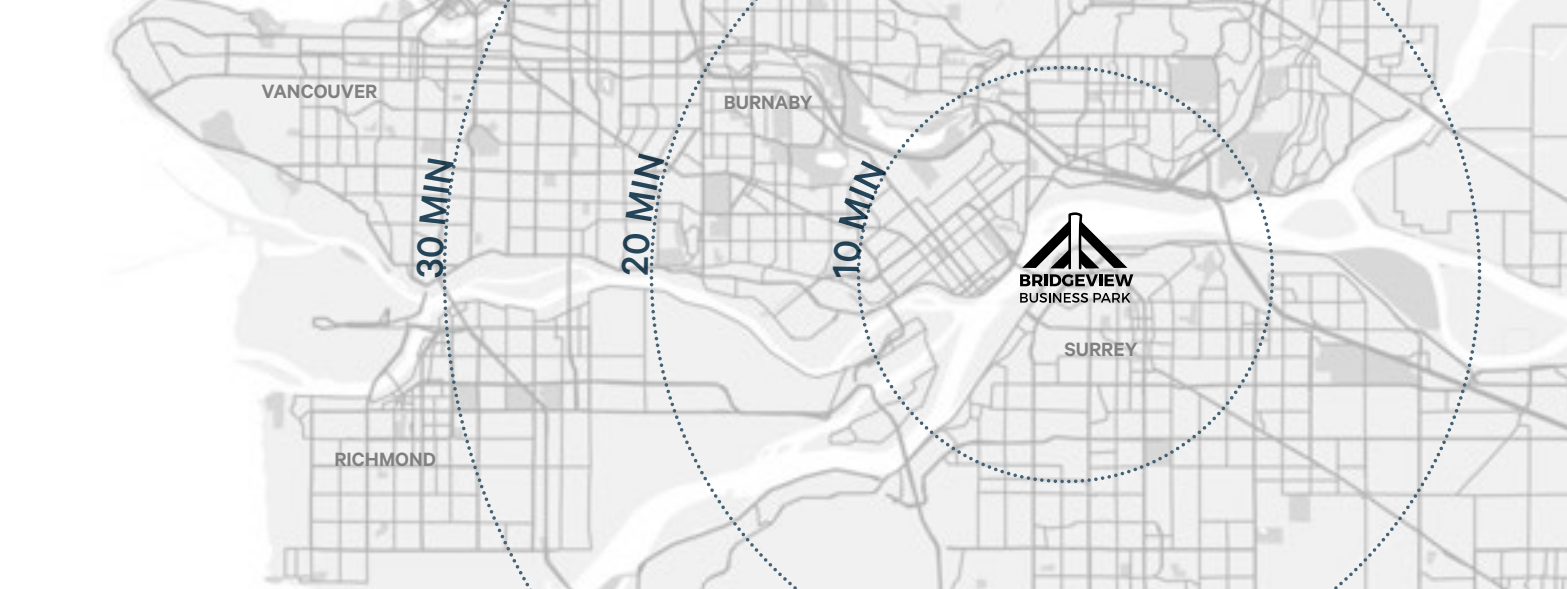
**BRIDGEVIEW  
BUSINESS PARK  
COMPLETED  
Q4 - 2024  
BRIDGEVIEW  
BUSINESS PARK**



**ESTIMATED COMPLETION  
2025:  
NEW PATTULLO BRIDGE**

**ESTIMATED COMPLETION 2030:  
GEORGE MASSEY TUNNEL  
REPLACEMENT CONSTRUCTION**

The tunnel replacement will provide employment to approximately 9,000 people during construction. The existing tunnel is used by an average of 80,000 vehicles per day.



**NEARBY AMENITIES**

**253**  
RESTAURANTS

**236**  
RETAIL & SERVICES

**30**  
PARKS & RECREATION

| DRIVE TIMES                                               |                                                       |                    |                                 |                                  |
|-----------------------------------------------------------|-------------------------------------------------------|--------------------|---------------------------------|----------------------------------|
| 5 Mins                                                    | 10 Mins                                               | 15 Mins            | 30 Mins                         | 35 Mins                          |
| HIGHWAY 17<br>KING GEORGE BOULEVARD<br>SCOTT ROAD STATION | SURREY CENTRAL<br>PORT MANN BRIDGE<br>PATTULLO BRIDGE | ALEX FRASER BRIDGE | CANADA/USA BORDER<br>DELTA PORT | YVR AIRPORT<br>PORT OF VANCOUVER |

# LOCATION

Located in North Surrey’s Bridgeview neighbourhood, Bridgeview Business Park provides excellent access to all areas of the Lower Mainland via Highway 17 and King George Blvd. The North Surrey area is strategically located and offers several direct access routes such as the Port Mann Bridge to the East and the Pattullo Bridge to the West. The area is serviced by several transit options including the Scott Road SkyTrain station, which borders the interchange between King George Boulevard and Scott Road. This area makes it easy for customers, clients and

workforce to get to Bridgeview Business Park by car, SkyTrain and bus routes. This innovative neighbourhood is an urban center for Surrey’s growing population and provides new developments that include industrial business parks, community recreation centers, educational institutions, transit infrastructure, and more. The community is also home to Central City Brewery & Distillery, popular for their Red Racer beer along with a variety of local retailers and restaurants.

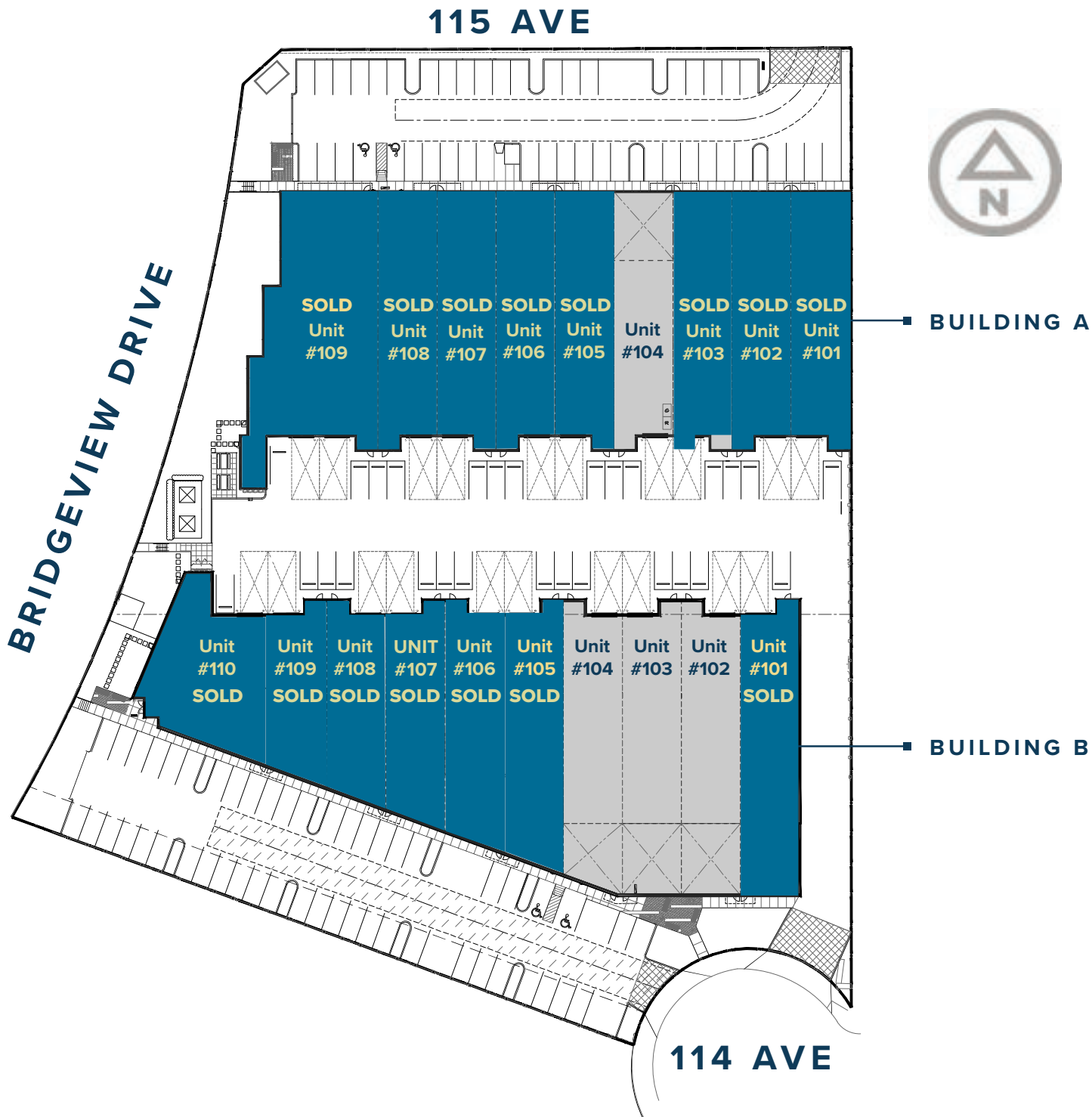


SITE PLAN

BUILDING A  
UNITS 101-109

| Unit  | Upper SF | Main SF | Total SF | Parking |
|-------|----------|---------|----------|---------|
| 101   | 893      | 3,312   | 4,205    | 6       |
| 102   | 893      | 3,312   | 4,205    | 6       |
| 103   | 893      | 3,312   | 4,205    | 6       |
| 104   | 893      | 3,312   | 4,205    | 6       |
| 105   | 893      | 3,312   | 4,205    | 6       |
| 106   | 893      | 3,312   | 4,205    | 6       |
| 107   | 893      | 3,312   | 4,205    | 6       |
| 108   | 893      | 3,312   | 4,205    | 6       |
| 109   | 1,461    | 5,988   | 7,449    | 13      |
| Total | 8,605    | 32,484  | 41,089   | 61      |

= SOLD



BUILDING B  
UNITS 101 - 110

| Unit  | Upper SF | Main SF | Total SF | Parking |
|-------|----------|---------|----------|---------|
| 101   | 948      | 3,789   | 4,737    | 7       |
| 102   | 949      | 3,790   | 4,739    | 7       |
| 103   | 949      | 3,790   | 4,739    | 7       |
| 104   | 830      | 3,671   | 4,500    | 7       |
| 105   | 1,195    | 3,384   | 4,579    | 8       |
| 106   | 902      | 3,096   | 3,998    | 6       |
| 107   | 1,195    | 2,808   | 4,003    | 7       |
| 108   | 902      | 2,521   | 3,423    | 6       |
| 109   | 1,189    | 2,234   | 3,423    | 7       |
| 110   | 1,586    | 3,179   | 4,764    | 9       |
| Total | 10,645   | 32,262  | 42,905   | 71      |

ASKING PRICE:  
CONTACT LISTING AGENTS



# BUILDING FEATURES



Building A: 10 Oversized Grade doors (12' X 14')  
Building B: 10 Oversized Grade doors (12' X 14')



Warehouse: 24' clear  
Ground Floor: 11' to future T-bar ceiling



Electrical Service: 200 Amps 347/600 Volt  
main breaker to each unit



Main Level: 500 lbs PSF floor load capacity  
Mezzanine Level: 100 lbs PSF floor load  
capacity



ESFR Fire Suppression System



Parking Building A: 63 Stalls  
Parking Building B: 73 Stalls



IL Industrial Zoning (Light Impact)



High Efficiency LED warehouse lighting



Gas fired, forced air unit heating system



Build to Suit Office: Complete and Custom  
build out options available



Enclosed second floor shell mezzanine



Telecoms: Fiber optic cable available



1 Warehouse Skylight in each unit



Service Plus: 12 month warranty on all  
materials and workmanship



1 Handicap Washroom per unit

# SURREY'S GROWTH

## THE FUTURE LIVES HERE

The change of the official slogan in 2021 signifies Surrey's commitment to its forward-thinking development plan and investments. With nearly three times the landmass of the City of Vancouver, there are immense opportunities to grow. Featuring six populated neighbourhoods, its well-established infrastructure plans and significant capital projects will serve as the backbone of this vibrant metropolis.

As one of the fastest growing and culturally diverse cities in Canada, Surrey is on track to soon surpass Vancouver as the largest city in BC by population.



|                   | METRO VANCOUVER | SURREY        |
|-------------------|-----------------|---------------|
| Inventory         | 223,038,591 SF  | 43,751,842 SF |
| Vacancy Rate      | 3.8%            | 3.7%          |
| Availability Rate | 5.3%            | 5.4%          |
| Net Asking Rent   | \$19.87         | \$18.65       |
| Op Cost & Taxes   | \$6.09          | \$5.61        |
| Gross Rent        | \$25.96         | \$24.26       |

Source: CBRE Research | Q3 2025



## OWNERSHIP BENEFITS



**Realize Financial Advantages**  
Capital investments bring long-term value; operating expenses and mortgage interest expenses can be written off, and capital costs allowances provide tax savings.



**Enjoy Financial Certainty**  
Fixed interest rates mean you can lock in monthly payments.

### Why own?

Owning your workspace gives you more control of your business – it is an investment that allows you the freedom and stability to set your own terms.



**Exercise Control**  
Avoid annual rent escalations by securing your locked-in monthly payment plan.



**Gain Rewards**  
Property ownership means you have a long-term investment that can be leased or sold.



**Build Equity**  
As you pay down your principal, your equity grows.



SURREY CENTRAL



GATEWAY



SCOTT ROAD



STALØWASØM BRIDGE

KING GEORGE BLVD

KING GEORGE BLVD

SOUTH FRASER PERIMETER ROAD

SOUTH FRASER PERIMETER ROAD

KING GEORGE BLVD



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