

Pooni

BUSINESS PARK

FOR LEASE

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

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.



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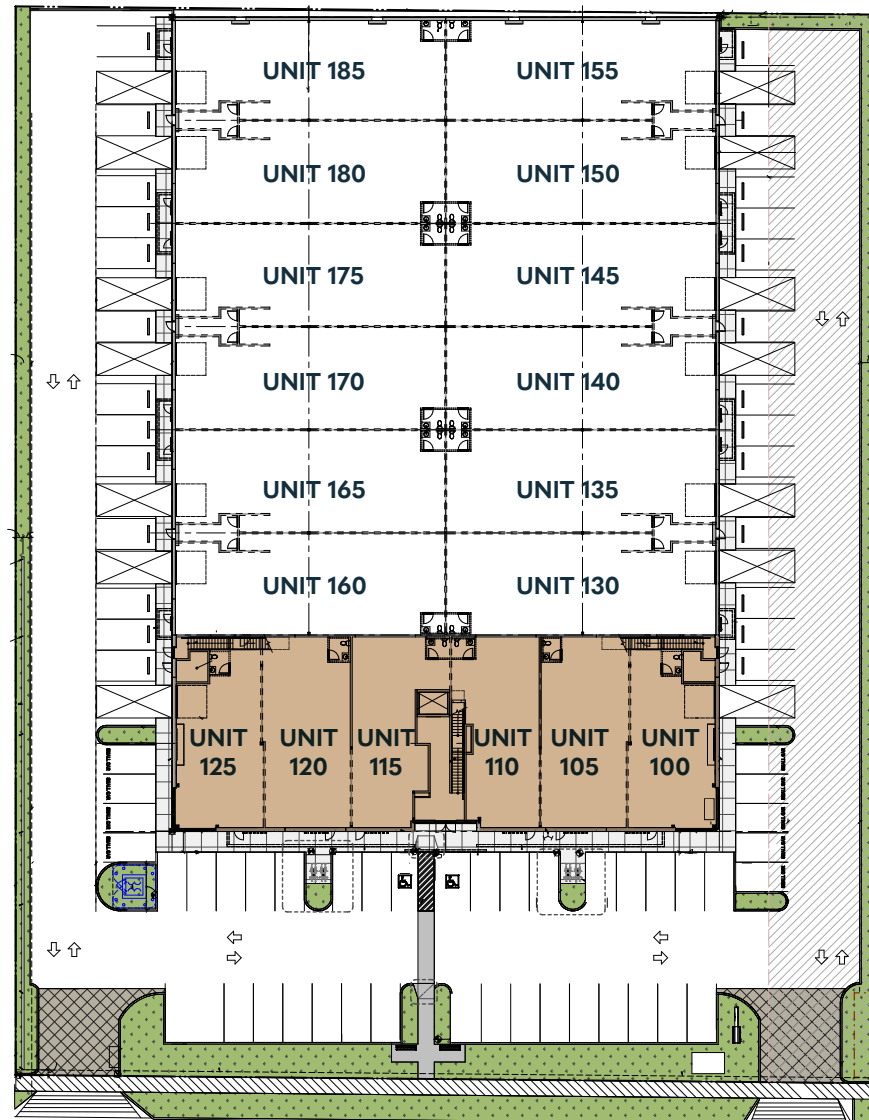


PROPERTY OVERVIEW

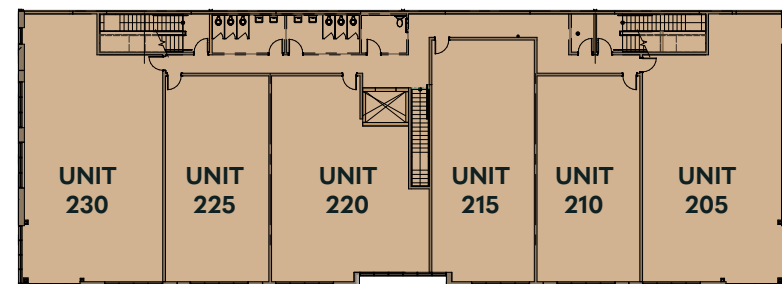
PRICING GUIDANCE
Contact Listing Agent

AVAILABILITY
March 2026

LEVEL 1



68 AVE



LEVEL 2

LEVEL 1 INDUSTRIAL

UNIT	SIZE (SF)
130	2,595 SF
135	2,595 SF
140	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
185	2,595 SF
TOTAL	28,545 SF

FLEXIBLE INDUSTRIAL

UNIT	SIZE (SF)
100 Industrial	1,443 SF
105 Office	1,663 SF
110 Office	1,474 SF
115 Office	1,489 SF
120 Office	1,633 SF
125 Industrial	1,443 SF
TOTAL	9,145 SF

LEVEL 2 OFFICE/DAYCARE

UNIT	SIZE (SF)
205	1,795 SF
210	1,076 SF
215	1,245 SF
220	1,382 SF
225	1,083 SF
230	1,785 SF
Common Area	1,773 SF
TOTAL	10,139 SF

DAYCARE OPPORTUNITY

The entire second floor spanning over 10,000 square feet, is dedicated to daycare use and comes with approved permits, providing added convenience for tenants and their employees, along with outdoor amenity space.

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
- INDOOR RECREATION
- CONTRACTOR SERVICES
- DISTRIBUTION
- RESTAURANT
- ASSEMBLY HALLS
- PERSONAL SERVICE
- CHILD CARE

Site plan not to scale

BUILDING FEATURES



ZONING
IB-3 Zoning
(Industrial Business Park 3)



POWER
3-Phase 1200 AMPS



CEILING HEIGHTS
24' clear



HEATING
Gas fired heaters



CONSTRUCTION
Insulated concrete
tilt-up



BUILDING AMENITIES
Rooftop amenity space
(8,700 SF), with approx.
10,000 SF daycare area



SPRINKLERS
ESFR system



LOADING
10' x 12'
Overhead Grade



LIGHTING
Fluorescent lighting



WASHROOMS
One accessible
washroom per unit



PARKING
Total: 69 stalls



HVAC
Throughout office and
daycare areas

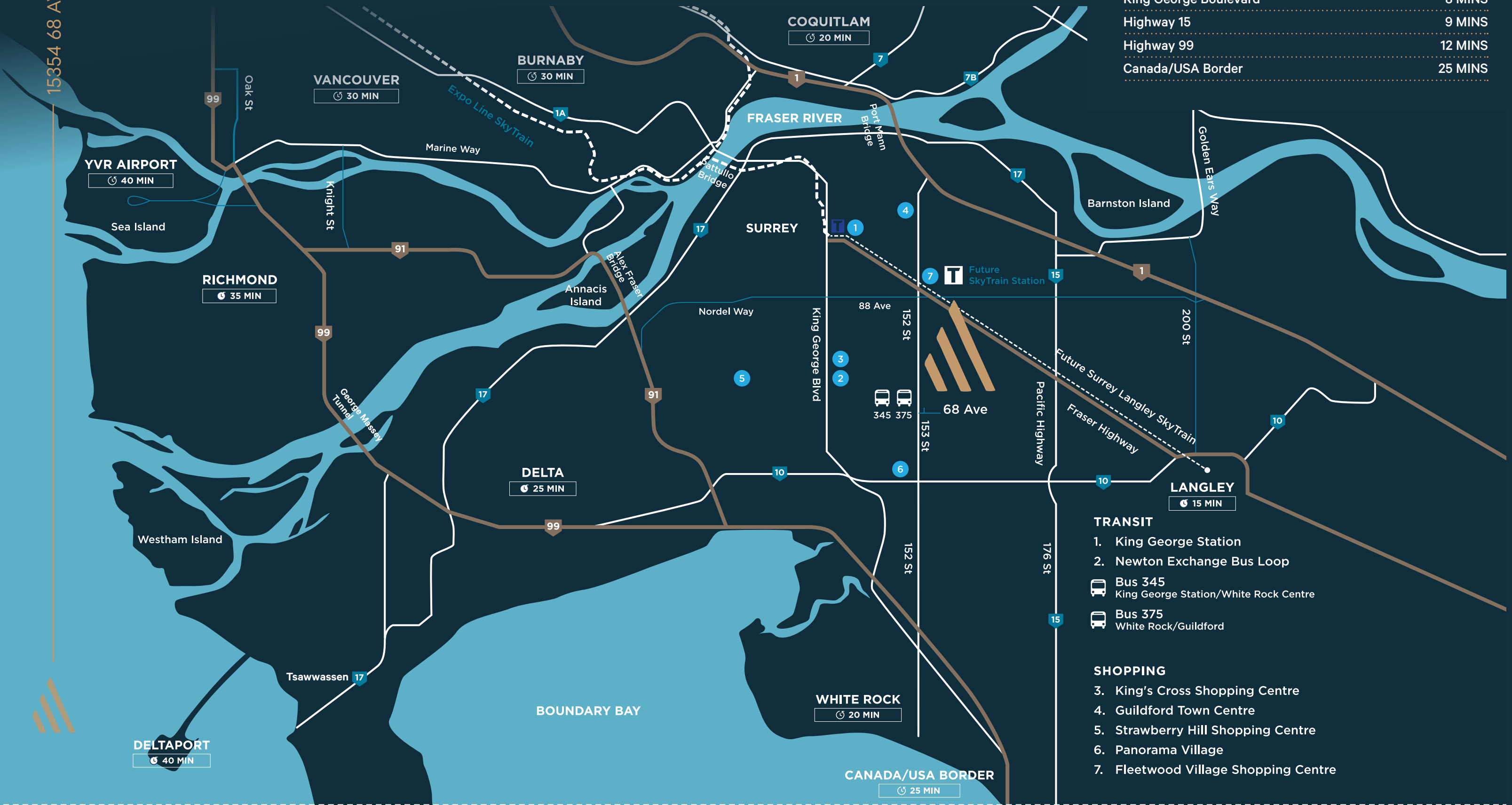


MAXIMIZE YOUR BUSINESS POTENTIAL

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

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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