

# Unit 105

## 11539 136 Street

Surrey, BC

9,973 SF Industrial Warehouse with Dock and Grade Loading in Bridgeview



### Contact

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# The Opportunity

Prime industrial unit available for lease in the desirable Bridgeview submarket of North Surrey. This 9,973 SF space, constructed in 2019 by Capo Construction, boasts a modern design with 2 dock / 1 grade rear loading configuration, including 40,000 lb. hydraulic levellers, and a generous 26.0’ clear height. Enjoy the benefits of this well-maintained unit, featuring improved office space.

## Property Details

### Available Area

Warehouse	8,122 SF
Office	<u>1,851 SF</u>
Total	9,973 SF

### Additional Rent

\$7.00 PSF (2025 estimate)

### Zoning

IL (Light Impact Industrial)

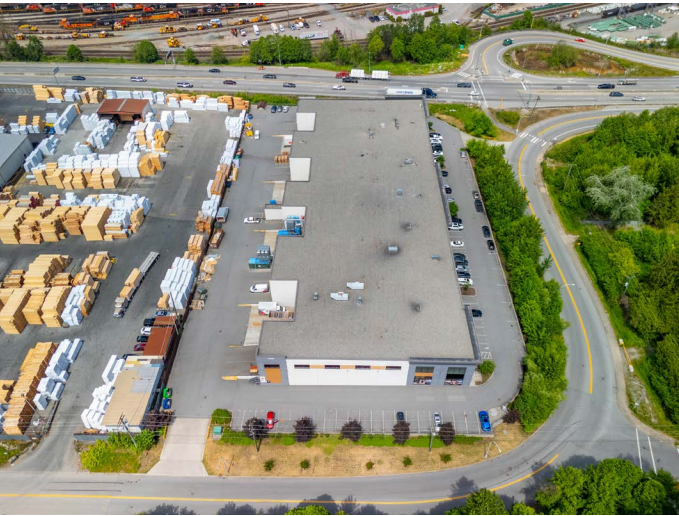
### Availability

30 - 60 Days Notice



## Lease Rate

Contact Listing Agents

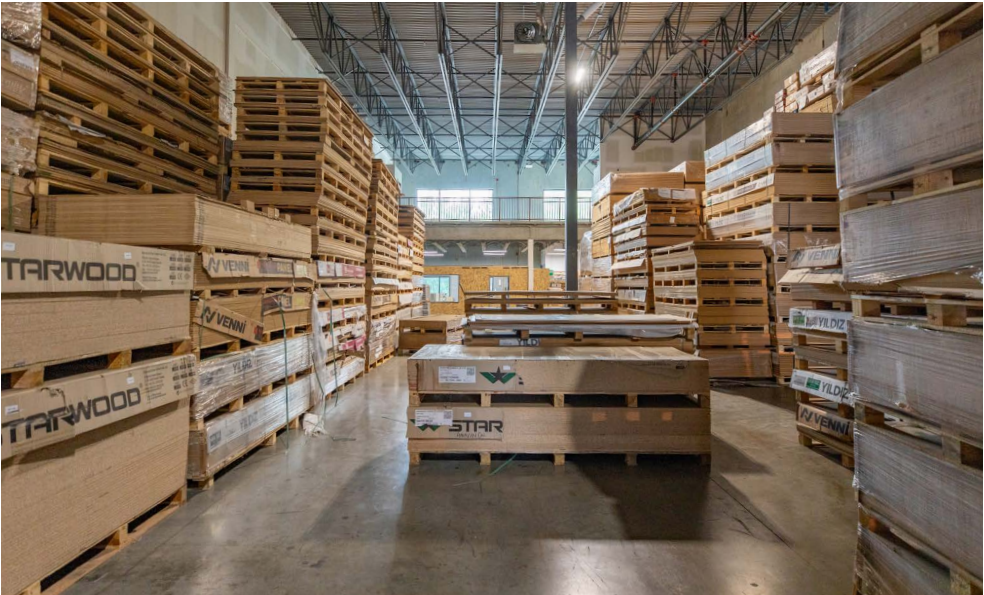
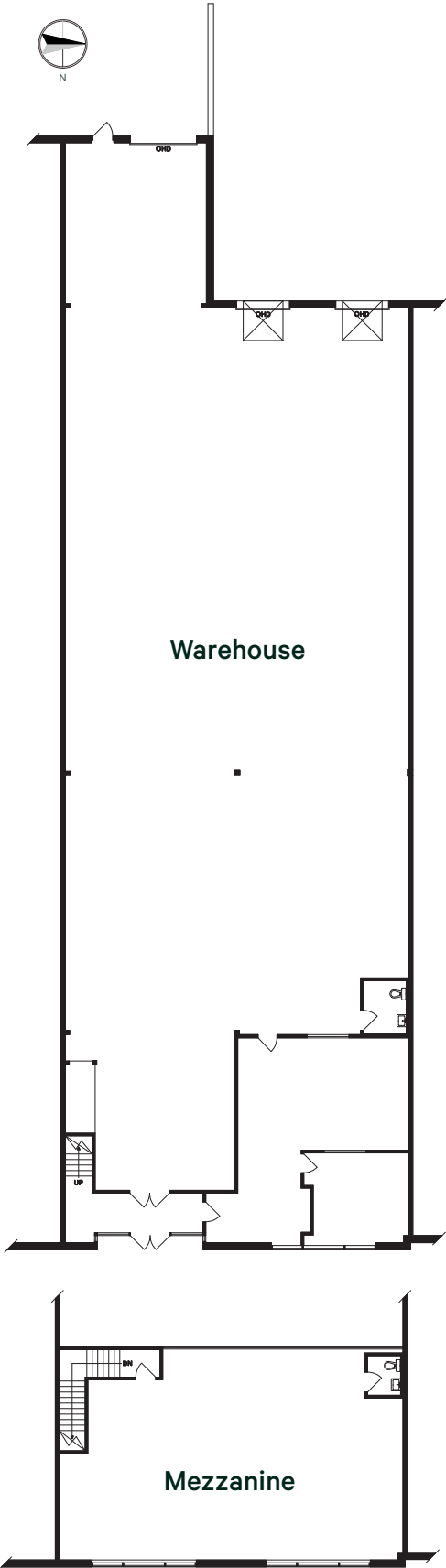








Floor Plan


NOT TO SCALE





Property Highlights


- 


2 dock and 1 grade door
- 


26' clear height in warehouse
- 


LED lighting on motion sensors
- 

Enclosed concrete mezzanine
- 

Power 200 AMPS
- 

40,000 lb. hydraulic dock levellers
- 

ESFR fire protection
- 

IL (Light Impact) industrial zoning
- 

Direct access + exposure to South Fraser Perimeter Road





	METRO VANCOUVER	SURREY
Inventory	221,763,208 SF	43,317,032 SF
Vacancy Rate	3.7%	2.9%
Availability Rate	4.9%	5.2%
Net Asking Rent	\$19.96	\$19.58
Op Cost & Taxes	\$5.94	\$5.57
Gross Rent	\$25.90	\$25.15

Source: CBRE Research | Q1 2025

### Location

The subject property is ideally situated in the Bridgeview submarket of North Surrey, providing excellent access to key transportation routes. Specifically located on 115th Avenue, the property enjoys immediate adjacency to the South Fraser Perimeter Road (SFPR), offering seamless connectivity to all points in Metro Vancouver. This includes direct access to Highway #1, Highway #91, and Highway #99, facilitating efficient distribution and logistics. The location also benefits from easy access to the Pattullo Bridge. The area is well-established as a central industrial hub, with a strong local workforce.

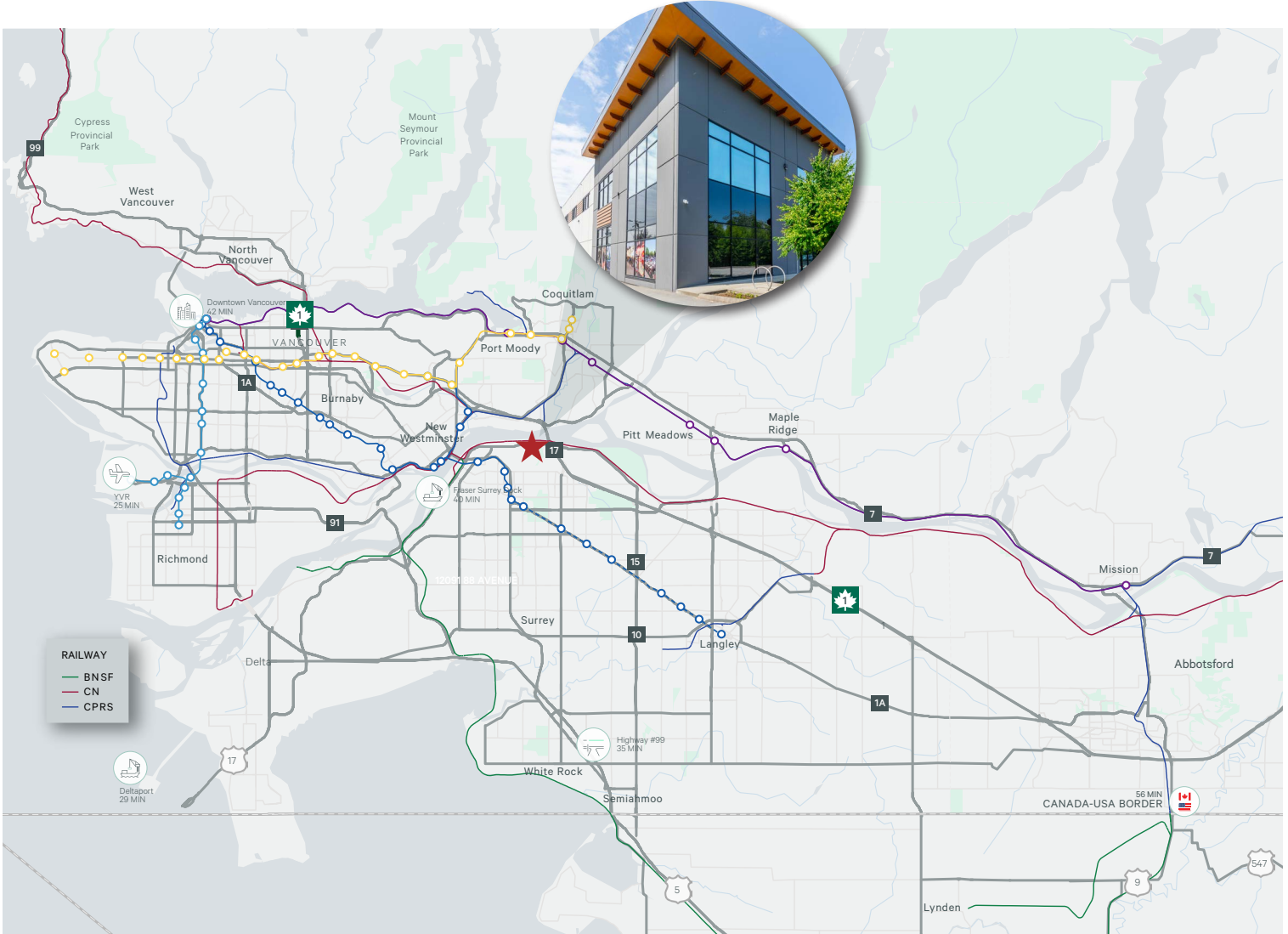
- + Surrey is situated near numerous transportation routes where there is access to other cities in the metro Vancouver region; as well as the Trans-Canada Highway and the border crossing
- + 3km to Scott Road SkyTrain Station which makes the area accessible via public transit.
- + 300,000 total industrial labour force within a 30 minute drive.
- + Direct access to Deltaport via the South Fraser Perimeter Road.
- + 10 minutes to Guildford Town Centre.
- + Local amenities include Tim Horton's, Chevron, A&W, Home Depot, and Lordco.



**Unit 105 - 11539 136 Street**

Surrey, BC

**Industrial | For Lease**



## Driving Times

**12 MIN**

to Highway 1

**36 MIN**

Canada-US  
Border

**7 MIN**

to Surrey  
City Centre

**19 MIN**

to Alex Fraser  
Bridge

**12 MIN**

to Fraser  
Surrey Docks

**31 MIN**

to Deltaport

**33 MIN**

to YVR  
Airport

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**CBRE**

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