

# For Lease

Unit 100-15355 68 Avenue  
Surrey, BC



Discover 11,059 sq. ft. of premium warehouse space at Latitude, including a functional second-floor mezzanine, impressive ceiling height, and both dock and grade loading options. Purpose-built to support and grow your operations, this modern industrial unit offers exceptional efficiency and visibility.

Ameen Awla PREC\*  
Royal LePage Commercial  
[ameenawla@royallepagecommercial.com](mailto:ameenawla@royallepagecommercial.com)  
(778) 895-0196



**Property Details**

Warehouse 8162 sqft  
Mezzanine 2897 sqft  
  
Total 11,059 sqft

**Zoning**

IB-3 zoning accommodates a wide range of light industrial and commercial uses

**Lease Rate**

Contact Listing Agent

**Additional Rent**

\$7.00 PSF

**Availability**

Vacant

**Opportunity**

Strategically located at the prominent intersection of 153rd Street and 68th Avenue, just steps from 152nd Street, Latitude offers unmatched accessibility in Surrey's dynamic East Newton industrial corridor. This high-exposure corner location provides excellent visibility and direct access to major transportation routes, ensuring seamless connectivity across the Lower Mainland.

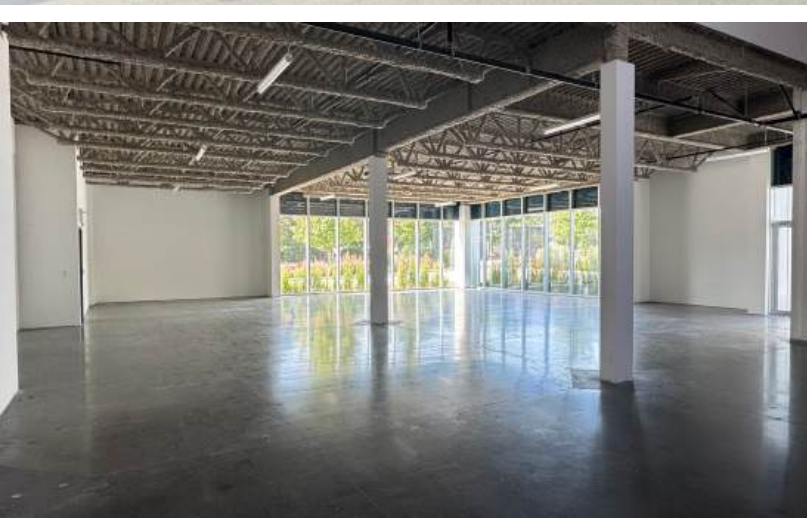
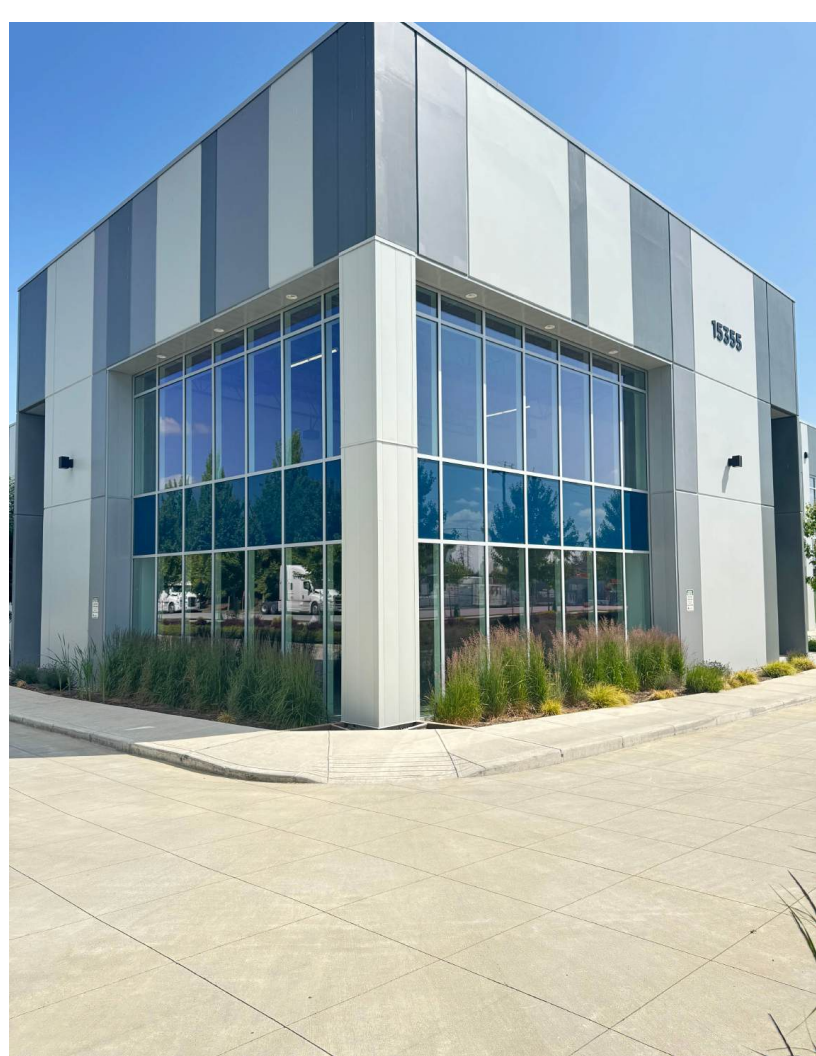
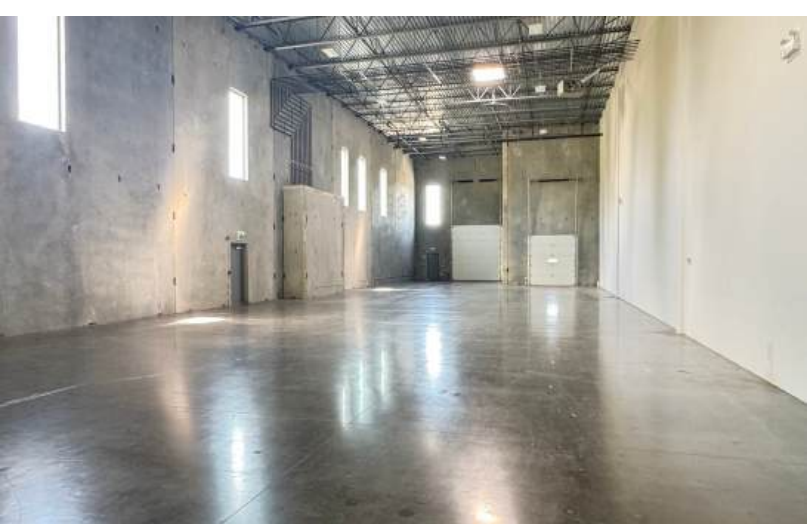
Latitude is positioned along a key transit corridor, offering convenient access for both employees and clients. This location is set to become even more connected, significantly enhancing long-term value and operational efficiency. In a region defined by limited industrial availability, Latitude presents a rare opportunity to lease a premium space in a market with persistently low vacancy. Purposefully designed to support today's evolving business needs, this is more than just warehouse space—it's a foundation for future growth.

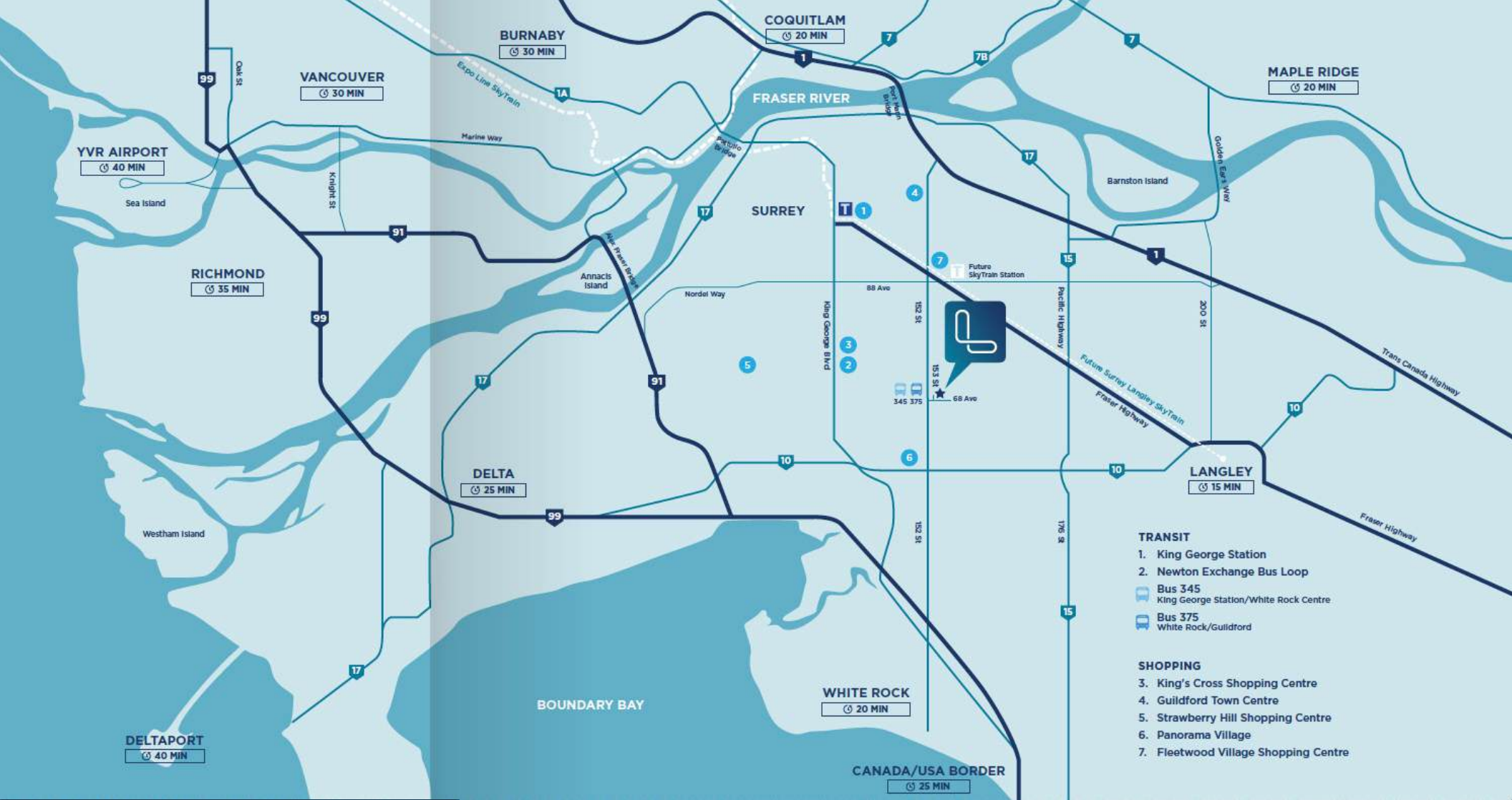
**Features**

- Insulated concrete tilt-up warehouse construction
- Enclosed second floor shell mezzanine
- 28' clear warehouse ceiling height
- One 14'(h) x 12'(w) grade loading door per unit
- One 10'(h) x 8'6"(w) recessed dock loading door per unit with levelers, seals and bumpers
- 225 Amp, 347/600 volt, 3-phase Power Supply
- 700 lbs per SF warehouse live load floor capacity
- ESFR warehouse sprinklers
- Energy efficient LED lighting
- Corner Unit
- Fully finished accessible washroom on the ground floor
- One dedicated EV charging outlet per unit
- Professional Managed & Landscaped

**Unit Plan**







### 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

Contact for more information

Ameen Awla PREC\*  
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[ameenawla@royalpagecommercial.com](mailto:ameenawla@royalpagecommercial.com)  
 (778) 895-0196  
 Unit: 306, 15300 54A Avenue, Surrey  
 BC, Canada V3S 8R7

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