



Units 102, 103, 104
13070 115 Avenue
Surrey, British Columbia

FOR LEASE

Rare opportunity to lease 6,708 sf - 20,469 sf
of top-tier warehouse and office space

Keegan Matheson, Associate
+1 778 991 9406 | keegan.matheson@jll.com

Casey Bell*, Executive Vice President
+1 604 998 6014 | casey.bell@jll.com

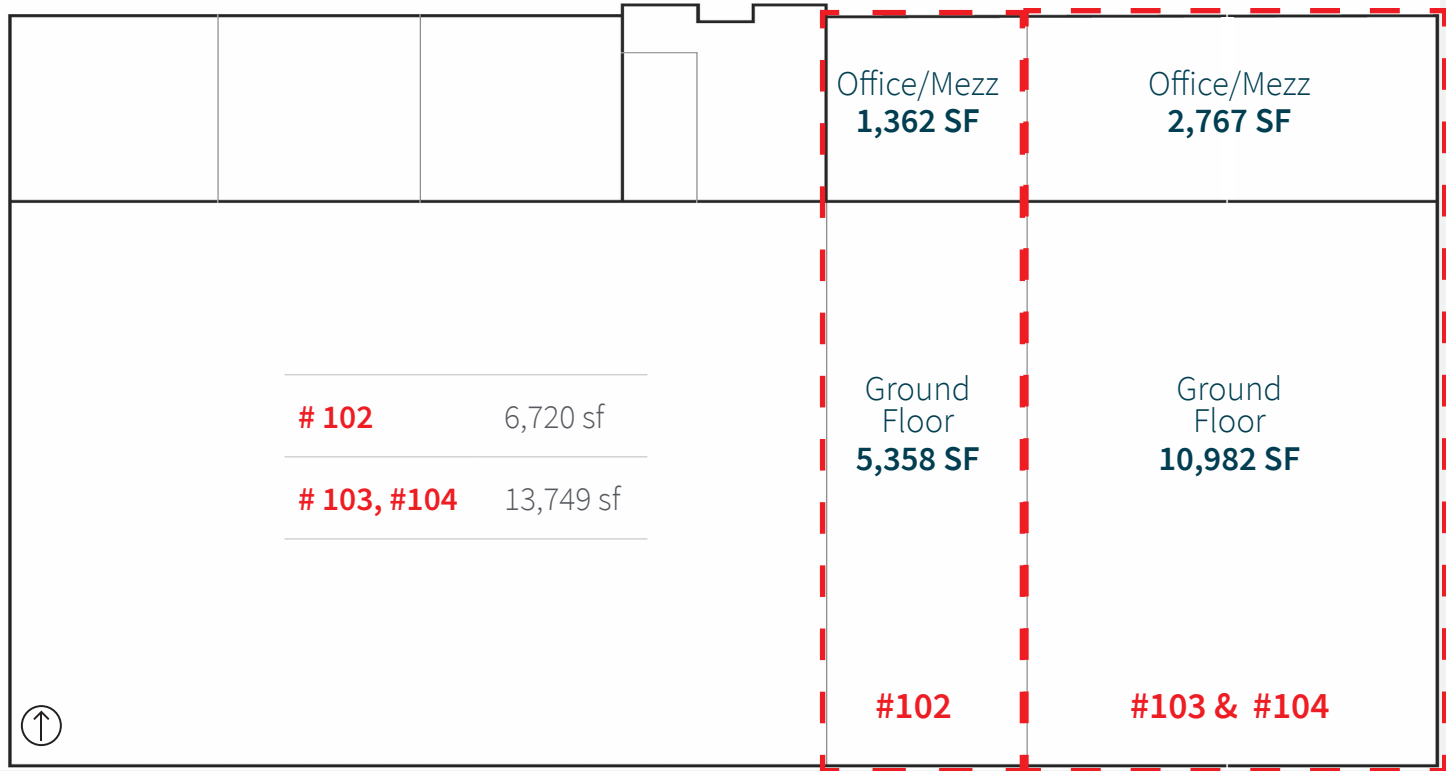
* Personal Real Estate Corporation

Kanwal Sahota, Associate
+1 604 675 5241 | Kanwal.Sahota@marcusmillichap.com



Marcus & Millichap
Real Estate Investment Services

Units 102, 103, 104 - 13070 115 Avenue, Surrey, BC



JLL is pleased to present the opportunity to lease 3 units totalling 20,469 sf in the desirable Bridgeview Business Park. The units include high-ceiling warehouse space with dock and grade loading and professionally finished office and showroom space.

Lease Rate: \$21.50 PSF

Operating Costs: \$4.89 + 4% management fee



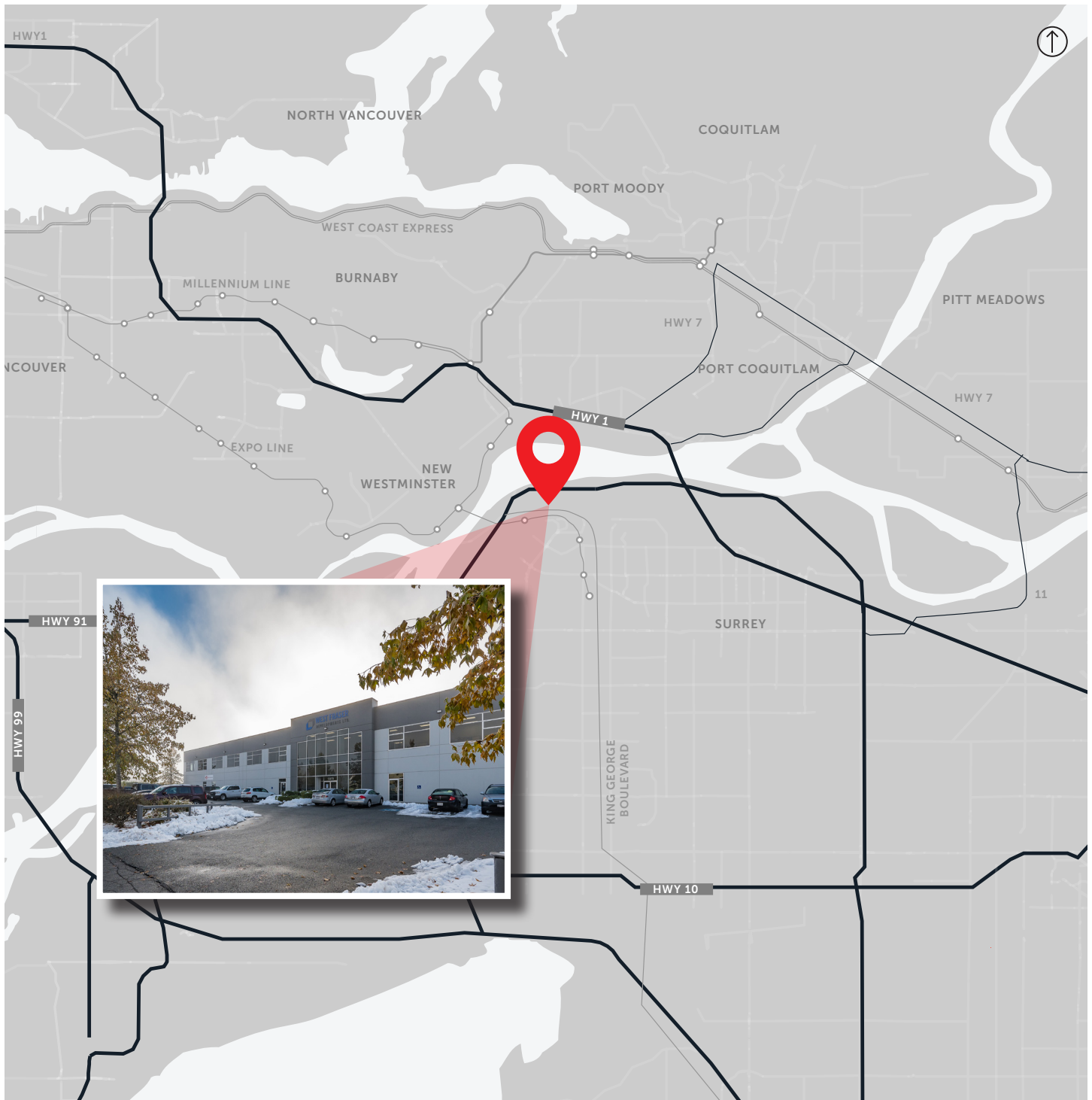
Location

13070 115 Ave is Located in the Bridgeview industrial district of north Surrey, this location provides excellent proximity to major transportation arteries: South Fraser Perimeter Road, Highway 91/99, and Highway 1.



Highlights

- AVAILABLE SPACE**
16,340 sf of ground floor warehouse/showroom
4,129 office/mezz
- LOADING**
1 dock door
1 grade door
(Per unit)
- CEILING HEIGHT**
26' clear
- INTERIOR**
Open & Enclosed office areas
Lunchroom and Boardroom
- POWER**
3-phase, 600 volt
800 amp electrical service
- SPRINKLERS**
ESFR sprinkler system
- PARKING**
Ample parking
- BUILT-IN**
2006
- AVAILABLE**
April 1st, 2023



For more information please contact:

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jll.ca
510 West Georgia Street, Suite 2150
Vancouver, BC V6B 0M3
Jones Lang LaSalle Real Estate Services, Inc.



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