



Unit 101  
**13070 115 Avenue**  
Surrey, British Columbia

**FOR LEASE**

26,836 SF of High Quality  
Warehouse and Office Space

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**Marcus & Millichap**  
Real Estate Investment Services

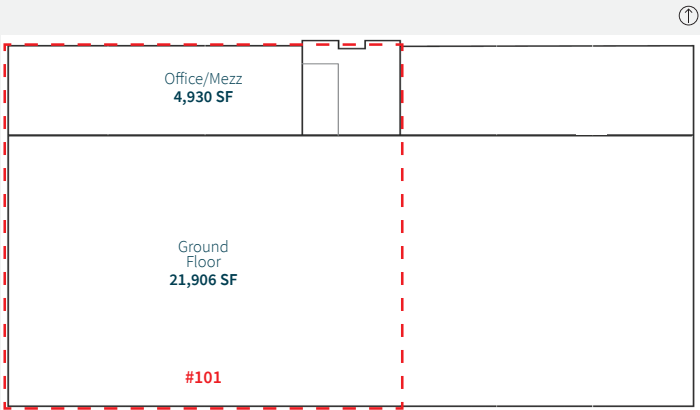


# Unit 101 - 13070 115 Avenue, Surrey, BC

JLL is pleased to present the opportunity to lease one unit totalling 26,836 sf in the desirable Bridgeview Business Park. The unit includes high-ceiling warehouse space with LED lighting, dock and grade loading and professionally finished office and showroom space.

 **Lease Rate:**  
Contact listing agents

 **Operating Costs:**  
\$4.89 + 4% management fee



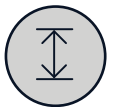

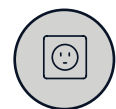






# Location

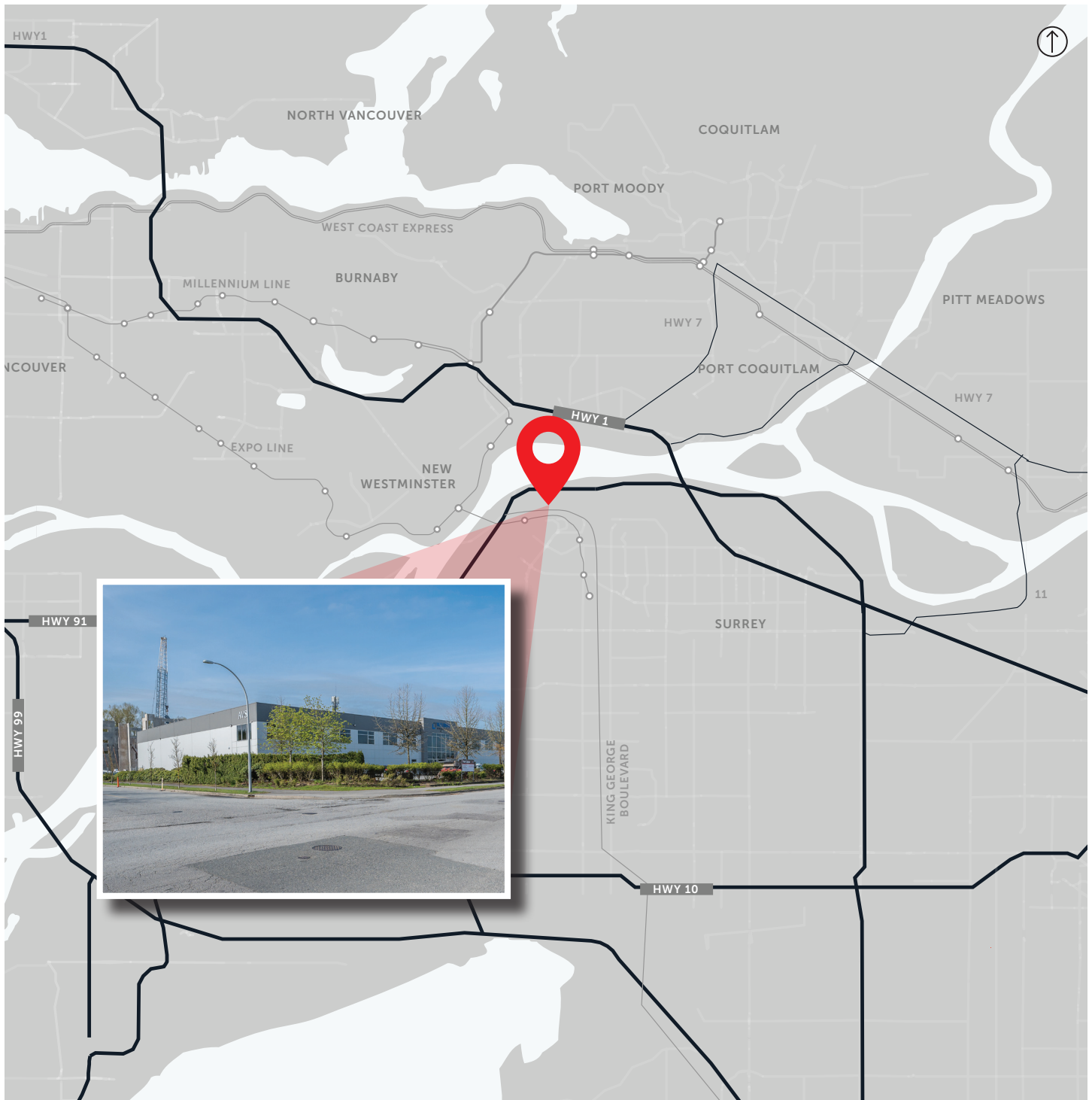
13070 115 Ave is located in the Bridgeview industrial district of north Surrey, this location provides excellent proximity to major transportation arteries: South Fraser Perimeter Road, Highway 91/99, and Highway 1.



# Highlights

- |   |   |  |
|---|---|--|
|  <b>AVAILABLE SPACE</b><br>Warehouse: 21,906 sf<br>Mezzanine: 4,930 sf<br>Total unit size: 26,836 sf |  <b>LOADING</b><br>4 dock doors<br>4 grade doors                 |  <b>CEILING HEIGHT</b><br>26' clear                     |
|  <b>INTERIOR</b><br>Open & enclosed office areas, lunchroom, and boardroom                           |  <b>POWER</b><br>3-phase, 600 volt<br>800 amp electrical service |  <b>SPRINKLERS</b><br>ESFR sprinkler system             |
|  <b>PARKING</b><br>Ample parking   |  <b>BUILT-IN</b><br>2006   |  <b>AVAILABILITY</b><br>December 1 <sup>st</sup> , 2023 |





## For more information please contact:

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