

bosa
properties



for lease

bridge view

12850 /
112b ave

SURREY — BC

49,485 SF of industrial warehouse
space with dock and grade loading



A rare, brand-new industrial property for lease in Surrey, BC

The well-positioned site is situated on a corner with high exposure, within walking distance to the Scott Road SkyTrain Station and with quick links to Metro Vancouver's highway network.

The site has IL Light Industrial zoning and can be used for industrial manufacturing and warehousing. The property is available immediately.



LEASE RATE
Please contact
Listing Agents



ADDITIONAL RENT
\$5.93 PSF
(2026. est)

BUILDING FEATURES



Insulated concrete panel construction



32' clear ceiling heights



4 dock loaders with doors



1 grade-level loading bay with ramp



3-phase, 600-volt, 2000 amp



500-lbs/sf LL on slab



ESFR sprinklers



Forced-air gas heating system



Landscaped amenity areas



High-efficiency LED lighting



33' x 60' column spacing



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grade loading

FLOOR AREA SUMMARY

USE	AREA (SF)
Industrial Warehouse	44,258
Industrial Mezzanine	5,227
Total	49,485

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AVAILABLE

Immediately

CEILING HEIGHT

32' clear

LOADING

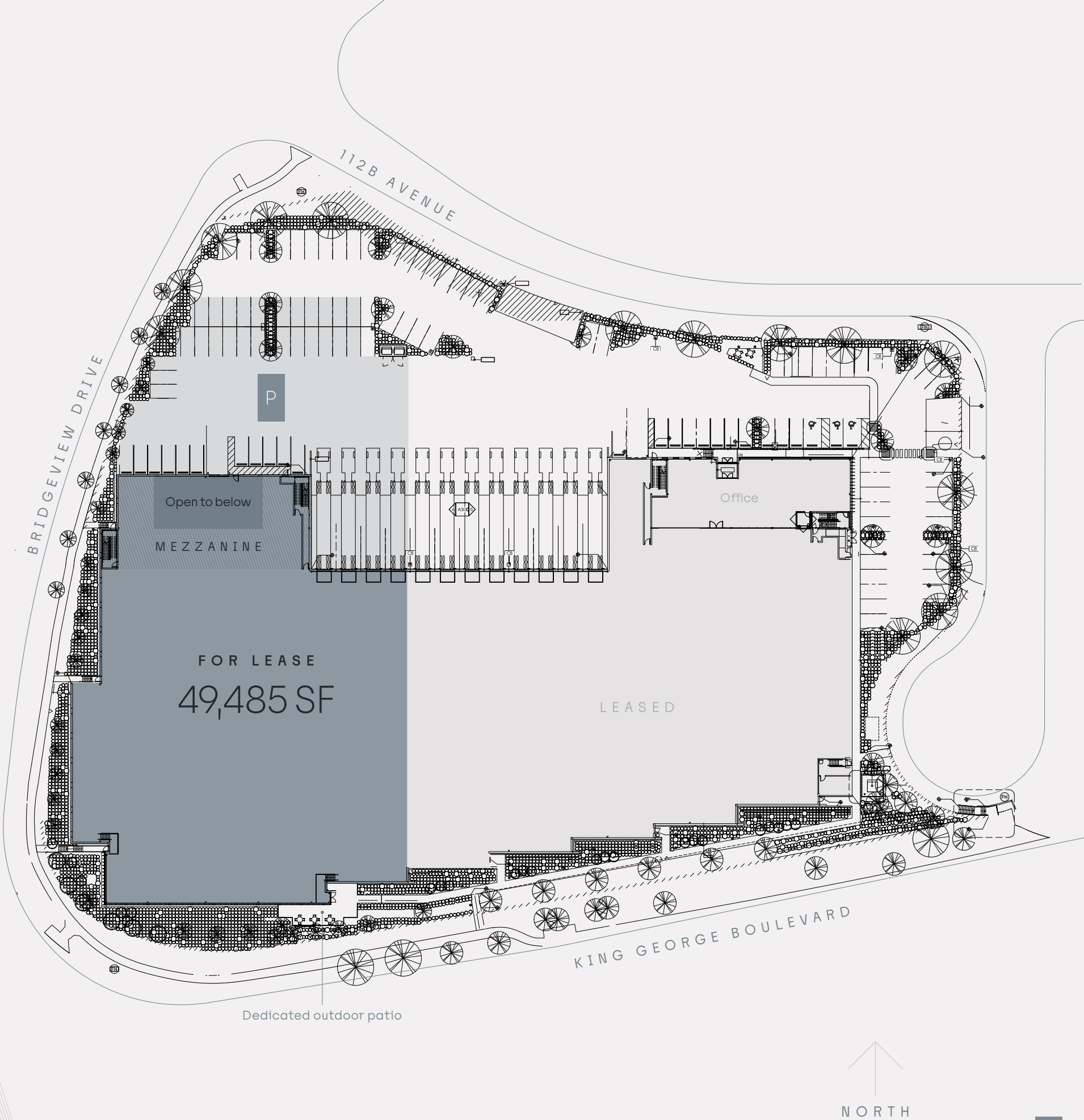
4 dock / 1 grade

ZONING

IL (Light Industrial)

P

PARKING STALLS
36



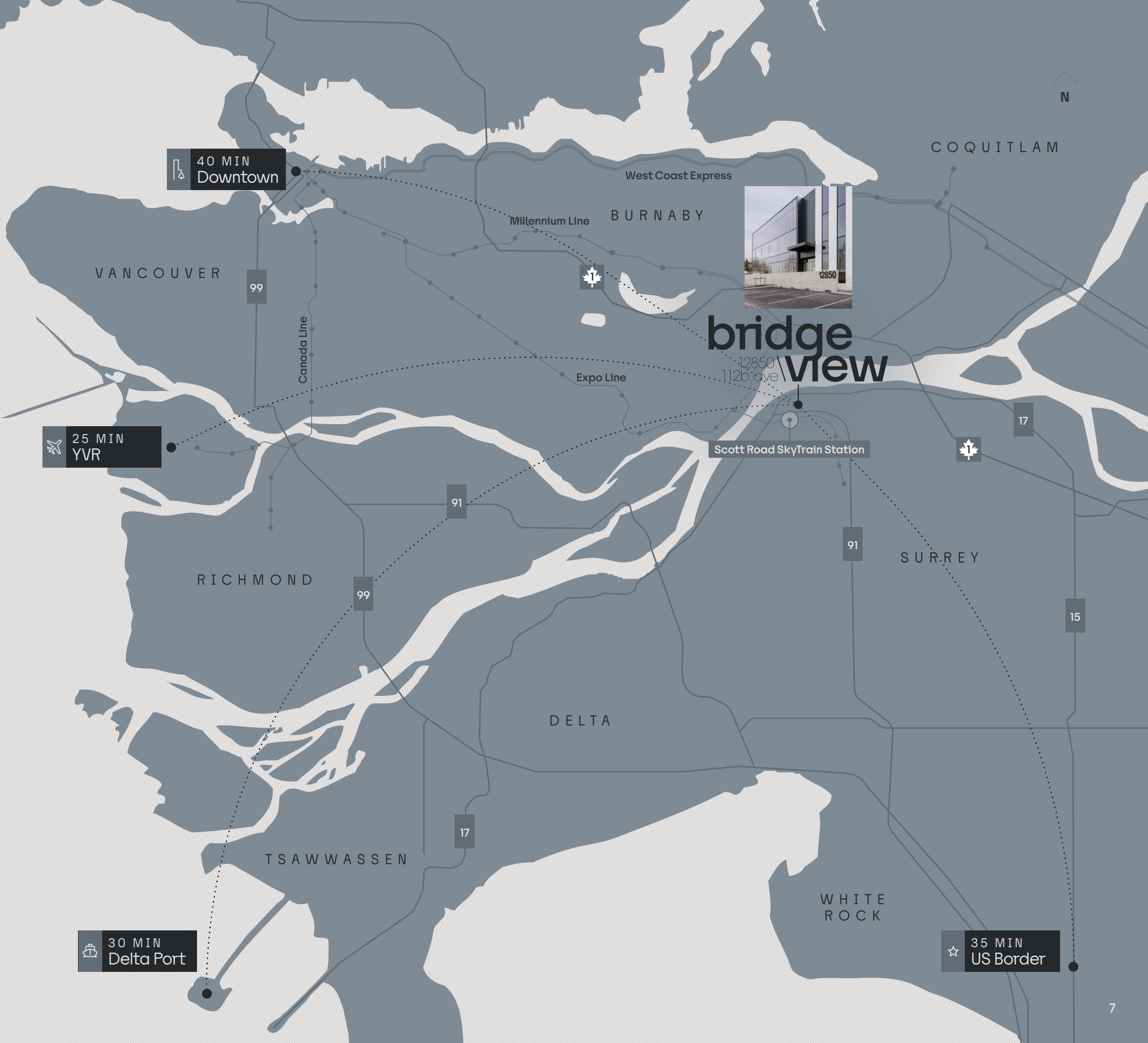
LOCATION OVERVIEW

Immediate access to highway + transit networks

Access is a key feature of the Bridgeview location. Not only is the site centrally located close to the major transportation links in Metro Vancouver — including Highway 1, 17 and 99 — but it's also steps from the Scott Road SkyTrain Station, facilitating easy employee commuting.

DRIVE TIMES

17	1 MIN Highway 17
	15 MIN Highway 1
99	15 MIN Highway 99
	25 MIN YVR Airport
	30 MIN Delta Port
	35 MIN US Border
	40 MIN Downtown Vancouver



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For more information, please contact

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