

FOR LEASE | INDUSTRIAL
13085 115 AVENUE
SURREY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ Premier Multi-Tenant Industrial Facility
- ▶ Bridgeview Location

Opportunity

1,303 square feet of second floor office space centrally located within the South Westminster/Bridgeview Industrial Park with excellent proximity to the South Fraser Perimeter Road.

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 **C** 604.396.3840
rajan.hundal@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 **C** 604.518.2188
grant.basran@lee-associates.com

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Features

- Walk-up unit
- Central location
- Great transportation connections
- Ample parking
- Washroom

Basic Rent

\$13.00 PSF per annum

Additional Rent

\$7.50 PSF per annum including management fees (2026 estimate)

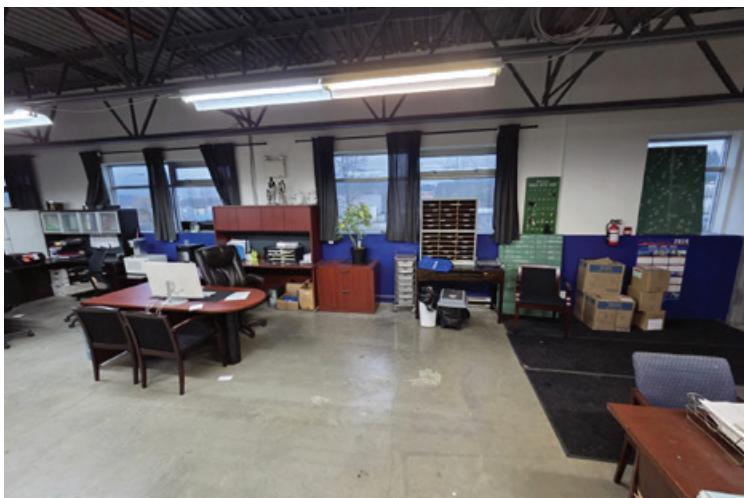
Zoning

IL - Light Impact Industrial ([click to view bylaw](#))

Available Space

Unit	Second Floor Office	Total Monthly + GST*	Availability
202	1,303 SF	\$2,225.96	Contact Broker

*All rental amounts are approximate and subject to change without notice.



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