

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.

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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)

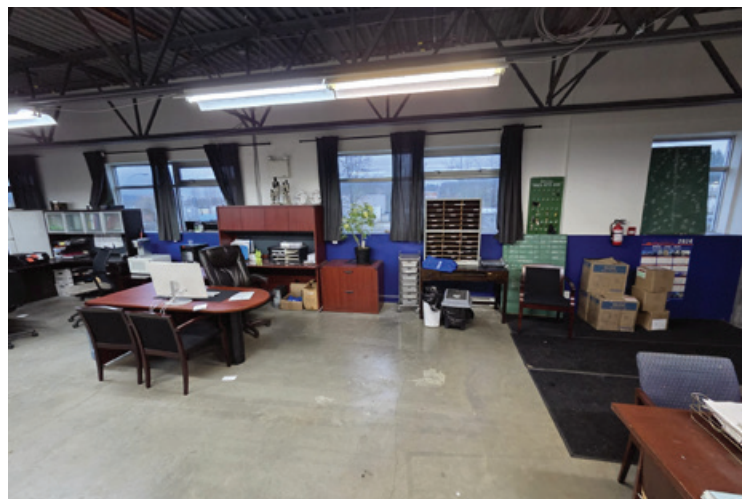
Zoning

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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