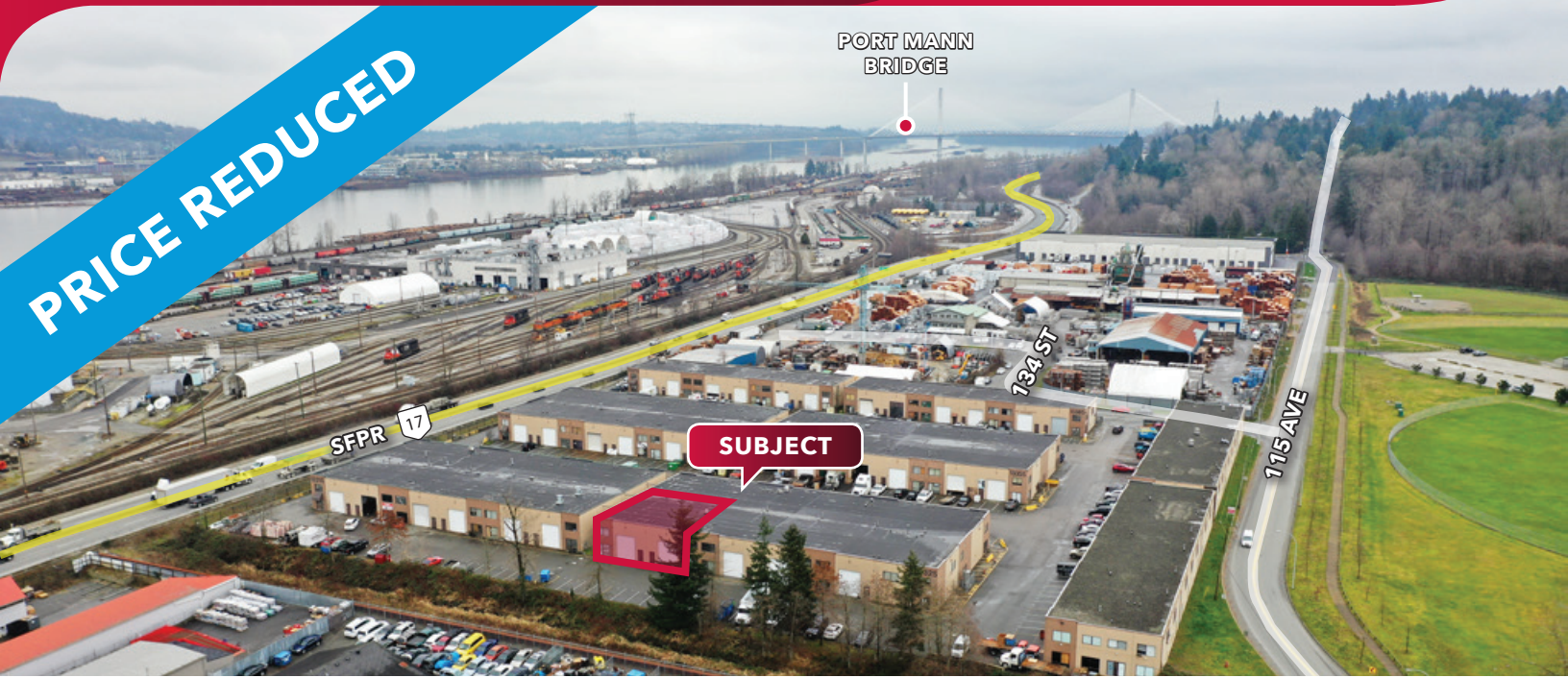


FOR SALE | INDUSTRIAL  
#55 & 56 - 13325 115 AVENUE  
SURREY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ Rare End-Cap Warehouse/Office
- ▶ Patullo Bridge Industrial Park

### Location & Development

The property is located within the Patullo Bridge Industrial Park situated in the East Bridgeview Industrial node. The park is home to Day & Ross, AVS Windows, Crosstown Metals, and Central City Brewing. Patullo Bridge Industrial Park comprises 8 buildings totalling 74 units. It fronts 115th Avenue just off Bridgeview Drive, which has signalized intersections at King George Highway and the South Fraser Perimeter Road (SFPR), which connects to Highway # 91/99, and Highway # 1. There are many nearby amenities including Tim Hortons, McDonald's, Chevron, Esso, and more.

### Highlights

- ▶ Grade loading
- ▶ 8 parking stalls
- ▶ Central location
- ▶ 3 phase power

**Sebastian Espinosa** CCIM, SIOR  
Personal Real Estate Corporation  
Senior Vice President | Industrial  
D 604.630.3396 C 604.783.8139  
sebastian.espinosa@lee-associates.com

**FOR SALE | INDUSTRIAL**  
**#55 & 56 - 13325 115 AVENUE**  
**SURREY, BC**

**Legal Description**

LMS521 LOTS 55, 56 LD 36 SEC 10  
 PIDs: 017-947-022, 017-947-031

**Zoning**

IL (Light Impact) allowing for a wide variety of uses including manufacturing, machinery, distribution, and warehousing.

**Features**

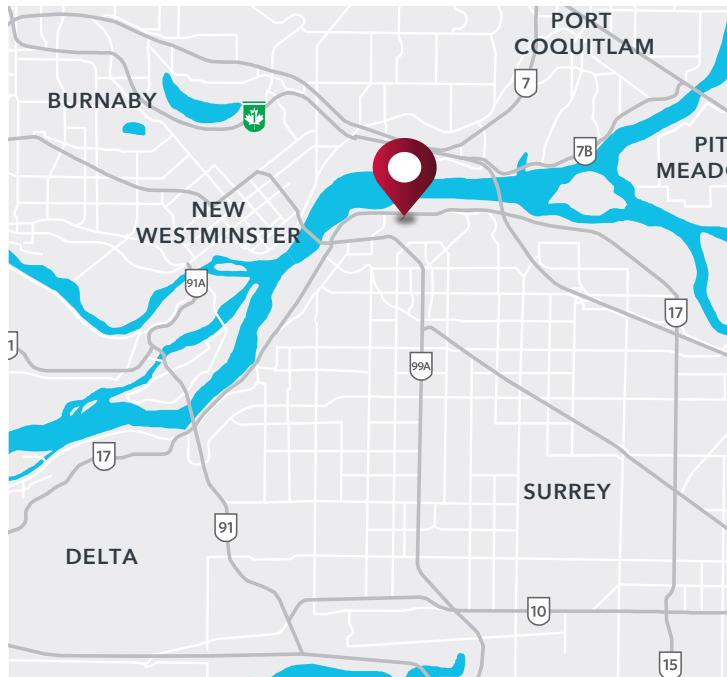
- ▶ 3 phase power
- ▶ 2 washrooms (1 x 2 piece, 1 x 3 piece)
- ▶ 2 grade loading (12' x 14')
- ▶ 18' ceilings (warehouse)
- ▶ 8 parking stalls
- ▶ Alarmed
- ▶ Radiant tube heating
- ▶ T5 lighting

**Available Space (approximate)**

	OPTION A (UNIT 55)	OPTION B (UNIT 56)	COMBINED (UNITS 55 & 56)
Office	300 SF	300 SF	600 SF
Warehouse	1,243 SF	1,355 SF	2,598 SF
Total	1,543 SF	1,655 SF	3,198 SF
Loading	1	1	2
Asking Price	\$1,099,000.00	\$1,099,000.00	<del>\$2,198,000.00</del> \$1,995,000.00
Property Taxes (2023)	\$8,232.60	\$8,759.04	\$16,991.64
Strata Fees per month	\$295.00	\$295.00	\$590.00

**Availability**

Upon closing



**Sebastian Espinosa CCIM, SIOR**  
 Personal Real Estate Corporation  
 Senior Vice President | Industrial  
 D 604.630.3396 C 604.783.8139  
 sebastian.espinosa@lee-associates.com

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. 0411 © 2024 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.