



- **1,645 SF Ground Floor Industrial Strata Unit**
- **Centrally Located in Bridgeview**

Location

Strategically located in the Bridgeview industrial area, just east of King George Boulevard and north of Highway 17 (South Fraser Perimeter Road). The site provides excellent access to Highway 1, Highway 15, the Patullo Bridge, and Delta Port via Highway 17. The location also offers convenient access to Surrey City Centre and surrounding industrial nodes. Nearby amenities include Bridgeview Marine, Tim Hortons, and Chevron along King George Boulevard and Old Yale Road.

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FOR SALE | INDUSTRIAL

UNIT 69 - 13365 115 AVENUE

SURREY, BC

Opportunity

This unit offers a unique opportunity within the highly sought-after Pattullo Bridge Industrial Park. The property boasts features essential for efficient operations, including grade loading, 3-phase power, 18' warehouse ceilings, and 8 designated parking stalls. With flexible IL zoning, it's ideal for businesses in manufacturing, distribution, or warehousing. Whether you're looking to expand or establish a strategic foothold in the heart of Surrey's industrial hub, this property provides the perfect foundation for growth.

Legal Description

STRATA LOT 69 SECTION 10 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT STRATA PLAN LMS521
PID: 018-642-501

Zoning

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

Asking Price

\$998,000 (\$606 PSF)

Availability

Immediately

Available Space

Warehouse	1,345 SF
Office	± 300 SF
Total	1,645 SF

Features

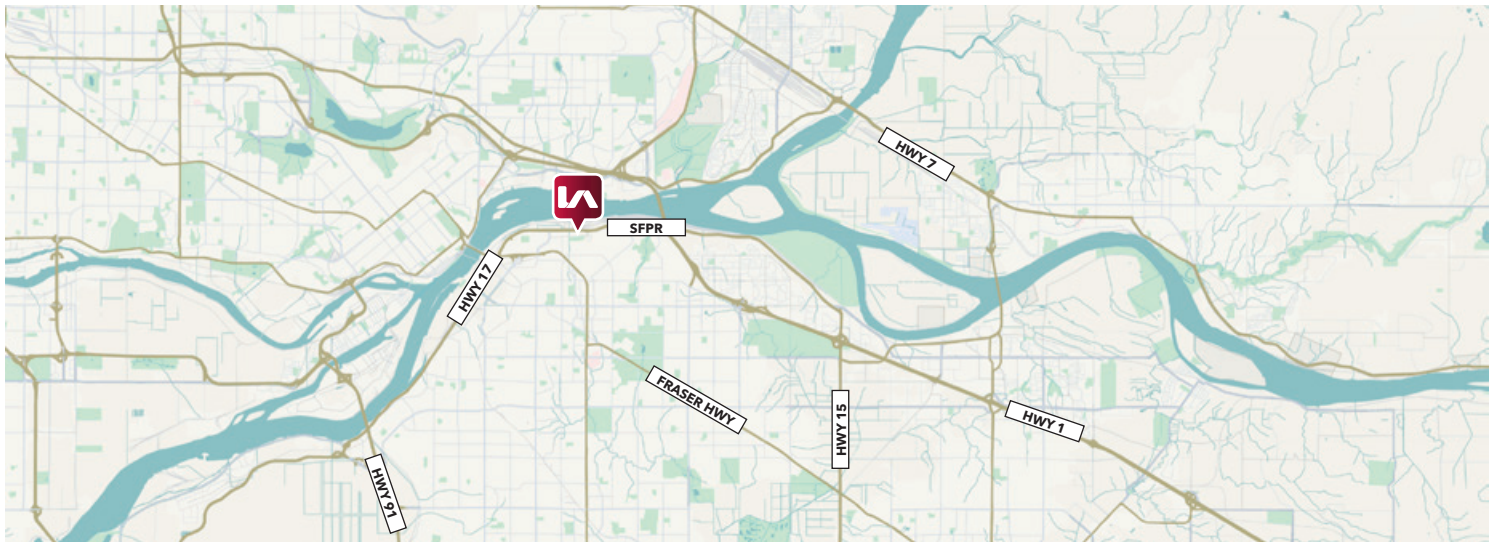
- ▶ All ground-floor warehouse space
- ▶ Grade level loading door (12' x 14')
- ▶ 21' clear ceiling height
- ▶ Three-phase power
- ▶ Radiant tube heating
- ▶ Two-piece washroom
- ▶ Racking in place
- ▶ Concrete tilt-up construction
- ▶ Small finished office area
- ▶ Fully sprinklered

Strata Fees

\$305.50 per month

Property Taxes (2025)

\$9,263.48



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