

FOR SALE | INDUSTRIAL
UNIT 12 - 13385 115 AVENUE
SURREY, BC



- **2,184 SF Corner Industrial Strata Unit**
- **Centrally Located in the Bridgeview Industrial Submarket**

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 Pattullo 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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Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to purchase a well-maintained two-level industrial strata unit in the Bridgeview industrial area of North Surrey. This property features efficient warehouse space with grade-level loading and a built-out second-floor office, ideal for a wide range of industrial, service, or light manufacturing uses. Its proximity to major transportation routes makes it an attractive opportunity for both owner-users and investors.

Legal Description

STRATA LOT 12 SECTION 10 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT STRATA PLAN LMS521
PID: 017-927-102

Zoning

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

Asking Price

\$1,149,000 (\$526 per SF)

Availability

January 1, 2026

Available Space

Warehouse	1,106 SF
Ground Floor Office	539 SF
Second Floor Office	539 SF
Total	2,184 SF

Features

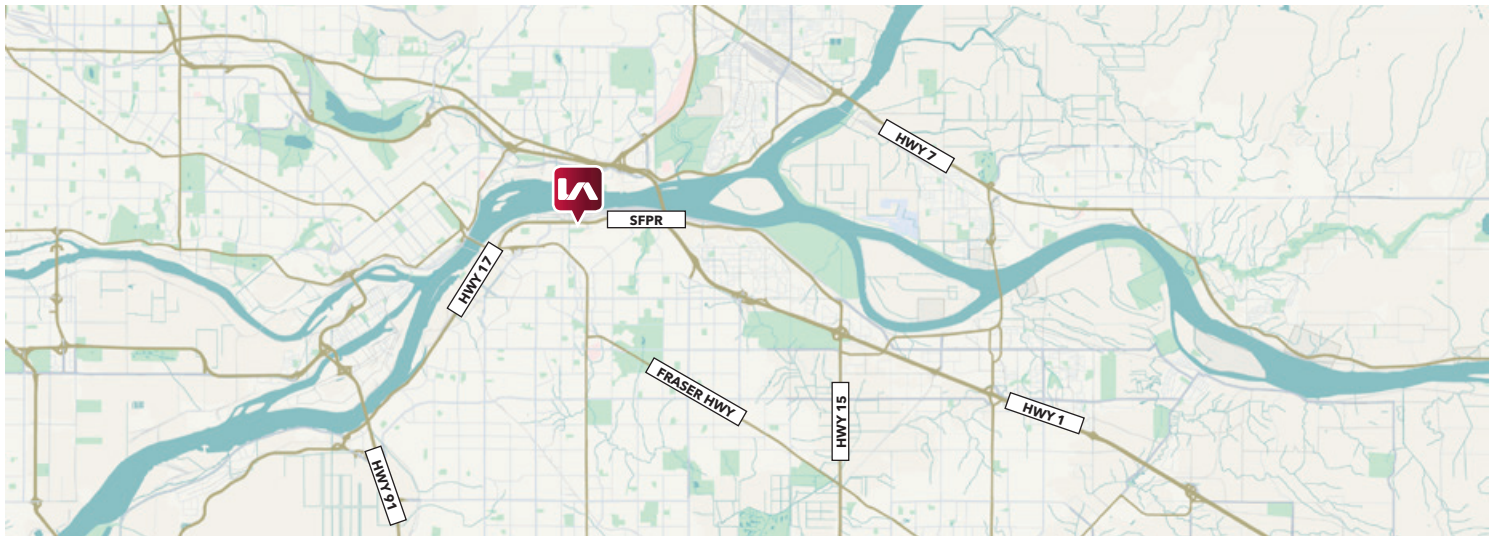
- ▶ Built-out second-floor office
- ▶ One (1) grade-level loading door (12' x 14')
- ▶ 18' clear ceiling height
- ▶ Radiant tube heating
- ▶ One (1) three-piece handicap-accessible washroom
- ▶ Four (4) designated parking stalls
- ▶ Three-phase power
- ▶ Concrete tilt-up construction

Strata Fees

\$305.50 per month

Property Taxes (2025)

\$9,515.18



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