



12850 87 Avenue, Surrey

128 STREET

26,715 SF Warehouse Space with Office & Yard For Lease

Accelerating success.

Mike Grewal
Senior Vice President
+1 778 814 5825
mike.grewal@colliers.com

Josh Gaze
Personal Real Estate Corporation
Vice President
+1 604 754 9859
josh.gaze@colliers.com



Opportunity & Location

Opportunity to lease 26,715 SF of warehouse, office and shop space on 1.67 acres of IL zoned industrial land in the heart of Surrey's Newton industrial area.

Located just one block to the southeast of 88th Avenue and 128th Street, the subject property offers amazing connectivity within the City of Surrey, and easy access to the South Fraser Perimeter Road to the west, and King George Blvd to the east.

Zoning

IL: Light Impact Industrial

Loading

Main Building

- 1 grade level loading door
- 1 dock level loading door with hydraulic leveler

Industrial Shop Building

- 3 grade level loading doors

Asking Rate

\$15.00 per SF

Additional Rent

\$4.25 per SF + 5% mgmt fee *(calculated against basic rent)*

Availability

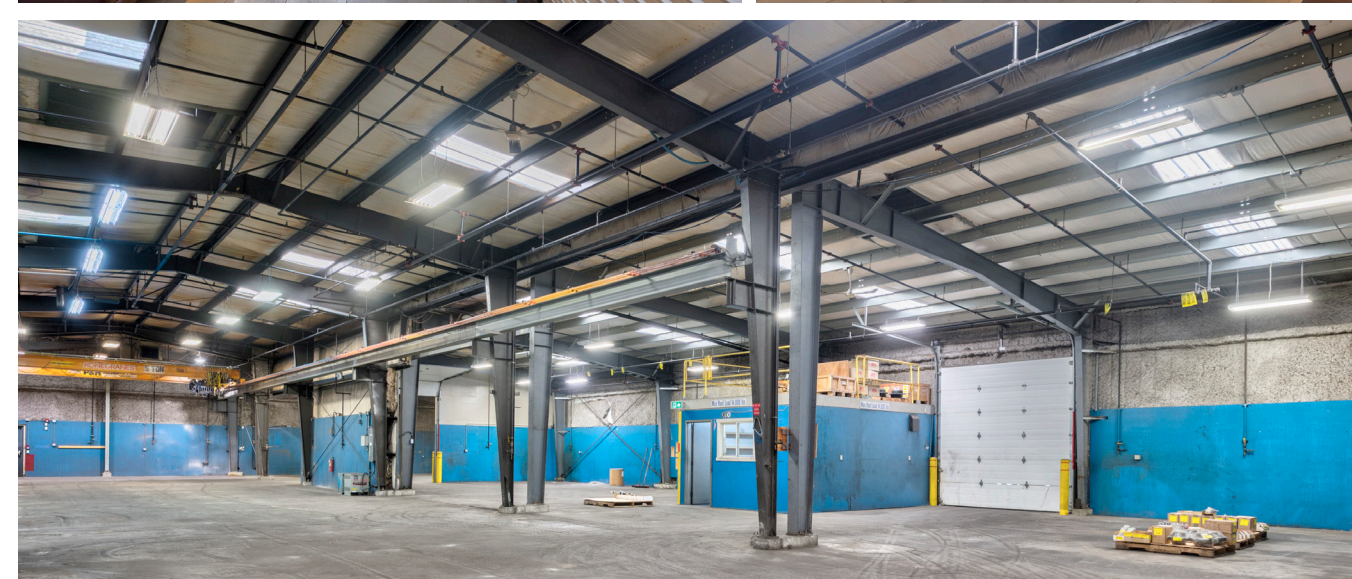
Immediate



Available Area*

● Industrial Shop Building Area	11,765 SF
● Main Building Warehouse Area	12,410 SF
● Office Area	2,540 SF
Total	26,715 SF

**All areas are approximate and to be verified.*



Main Building Features

- Well appointed/modern office
- HVAC throughout office area
- Executive offices & open concept office area
- Large conference room
- Male and female bathroom areas
- Kitchen/break room for office staff
- Operations/shop offices on warehouse side of building
- Kitchen/break room for warehouse staff
- Warehouse access offices and bathroom
- Radiant tube heaters in warehouse
- 16' ceiling clear height
- 2-ton crane
- Electrical Service: 600 amp, 480 volt

Industrial Shop Building Features

- Radiant tube heaters
- 5-ton crane
- Sloped roof; 18' clear in centre, sloping to 14' clear along the walls
- 1 bathroom
- Upstairs break room



Colliers

Mike Grewal

Senior Vice President

+1 778 814 5825

mike.grewal@colliers.com

Josh Gaze

Personal Real Estate Corporation

Vice President

+1 604 754 9859

josh.gaze@colliers.com

87 AVENUE

128 STREET

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver, Brokerage.

collierscanada.com