

FOR LEASE

UNITS 102, 103, 104 - 13070 115 AVENUE, SURREY, B.C.

6,708 - 20,469 SF OF TOP-TIER WAREHOUSE AND OFFICE SPACE



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Marcus & Millichap

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OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to lease 3 units totaling 20,469 SF in the desirable Bridgeview Business Park. The units include high-ceiling warehouse space with dock and grade loading and professionally finished office and showroom space.

SALIENT DETAILS

Available Space: 16,340 SF Ground Floor Warehouse/Showroom
4,129 SF Office/Mezzanine
20,469 SF Total

Lease Rate: Contact Listing Agent

Operating Costs: Approx. \$5.93 PSF (2026 estimate)

Available: Immediately

Loading: 1 dock door, 1 grade door (per unit)

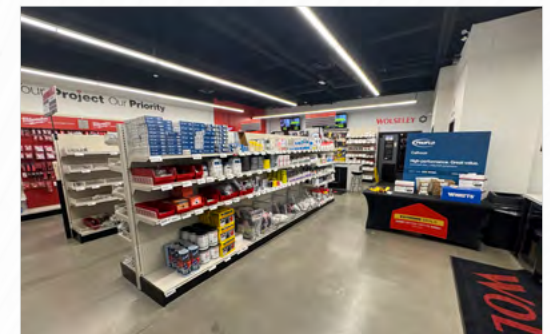
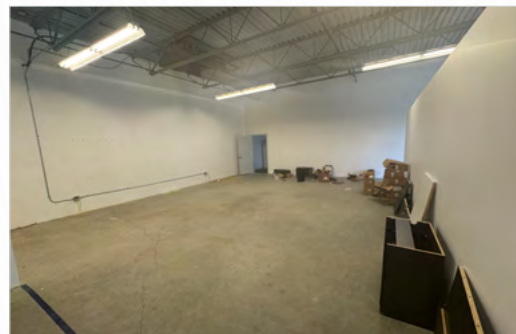
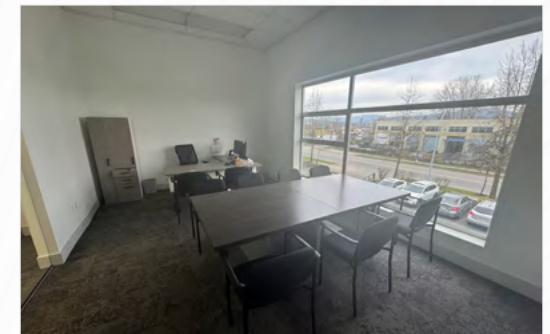
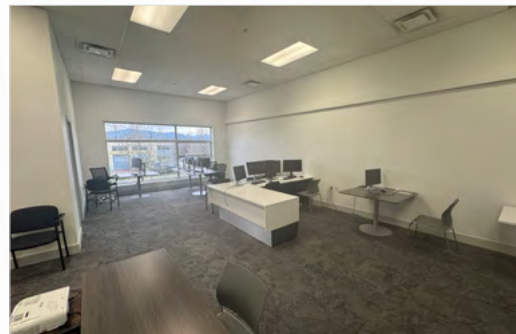
Ceiling Height: 26' clear

Power: 3-phase, 600 volt
800 amp electrical service

Sprinklers: ESFR sprinkler system

Parking: Ample parking

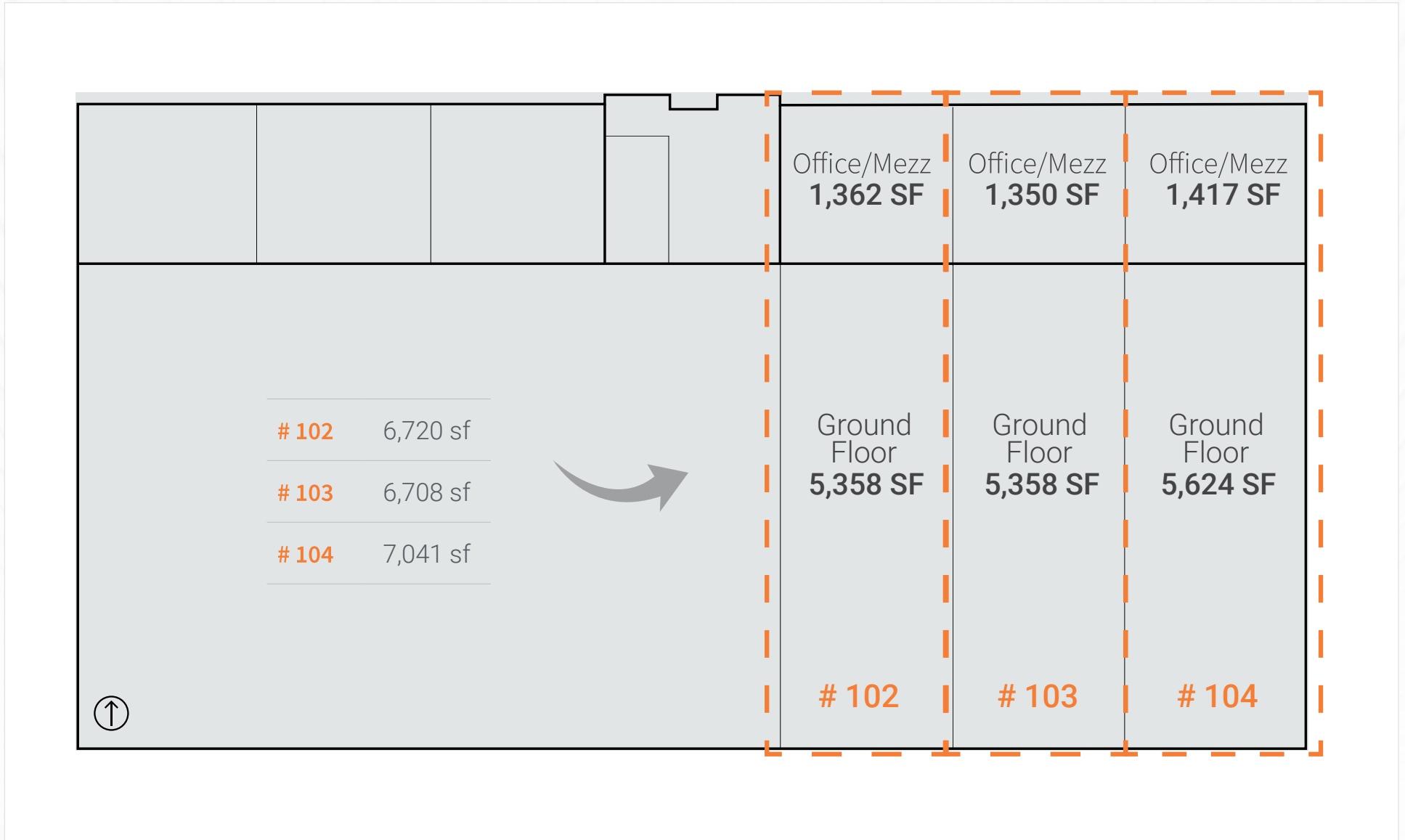
Year Built: 2006



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FLOOR PLAN



LOCATION

13070 115 Avenue is located in the Bridgeview industrial district of north Surrey, this location provides excellent proximity to major transportation arteries, including: South Fraser Perimeter Road, Highway 91/99, Highway 1, and steps from the Scott Road SkyTrain Station, facilitating easy employee commuting.

NEARBY AMENITIES

1. Tim Hortons
2. Petro-Canada, A&W
3. McDonald's
4. The Home Depot, Pizza Pizza
5. Scott Road SkyTrain Station



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[MarcusMillichap.com](https://www.MarcusMillichap.com)

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