

Unit 105

11539 136 Street

Surrey, BC

Limited Time Rate Reduction



9,973 SF Industrial Warehouse with Dock and Grade Loading in Bridgeview

Contact

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The Opportunity

Prime industrial unit available for lease in the desirable Bridgeview submarket of North Surrey! This 9,973 SF space, constructed in 2019 by Capo Construction, boasts a modern design with 2 dock / 1 grade rear loading configuration, including 40,000 lb. hydraulic levellers, and a generous 26.0' clear height. Enjoy the benefits of this well-maintained unit, featuring improved office space.



Property Details

Available Area

Warehouse	8,122 SF
Office	1,851 SF
Total	9,973 SF

Additional Rent

\$7.00 PSF (2025 estimate)

Zoning

IL (Light Impact Industrial)

Availability

30 - 60 Days Notice



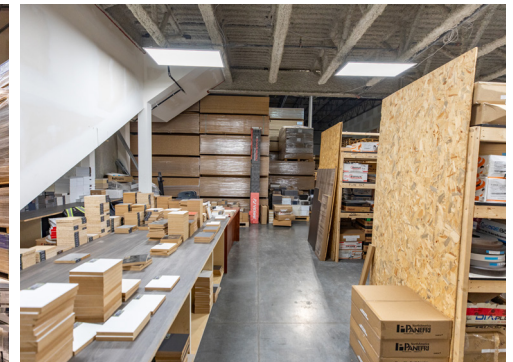
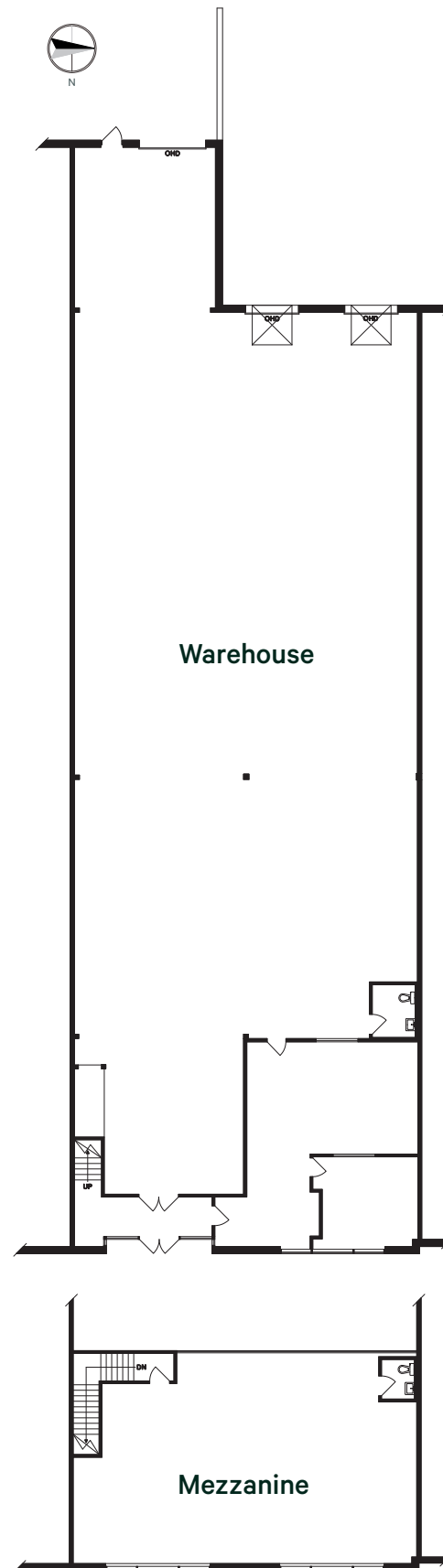
Lease Rate

Reduced from ~~\$21.00~~
to **\$19.00 PSF Net**



Floor Plan

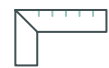
NOT TO SCALE



Property Highlights



2 dock and 1 grade door



26' clear height in warehouse



LED lighting on motion sensors



Enclosed concrete mezzanine



Power 200 AMPS



40,000 lb. hydraulic dock levellers



ESFR fire protection



IL (Light Impact) industrial zoning



Direct access + exposure to South Fraser Perimeter Road



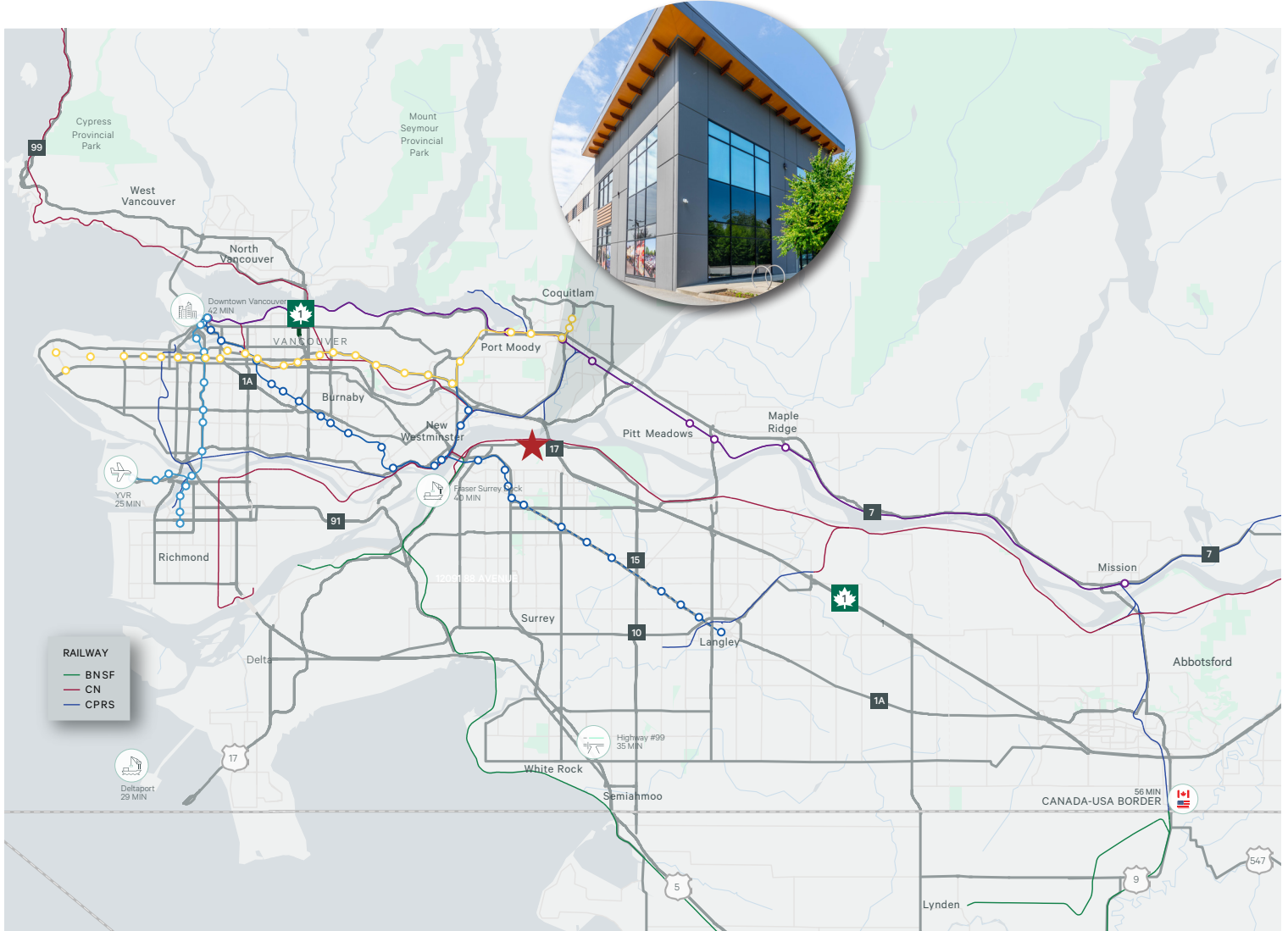
	METRO VANCOUVER	SURREY
Inventory	221,763,208 SF	43,317,032 SF
Vacancy Rate	3.7%	2.9%
Availability Rate	4.9%	5.2%
Net Asking Rent	\$19.96	\$19.58
Op Cost & Taxes	\$5.94	\$5.57
Gross Rent	\$25.90	\$25.15

Source: CBRE Research | Q1 2025

Location

The subject property is ideally situated in the Bridgeview submarket of North Surrey, providing excellent access to key transportation routes. Specifically located on 115th Avenue, the property enjoys immediate adjacency to the South Fraser Perimeter Road (SFPR), offering seamless connectivity to all points in Metro Vancouver. This includes direct access to Highway #1, Highway #91, and Highway #99, facilitating efficient distribution and logistics. The location also benefits from easy access to the Pattullo Bridge. The area is well-established as a central industrial hub, with a strong local workforce.

- + Surrey is situated near numerous transportation routes where there is access to other cities in the metro Vancouver region; as well as the Trans-Canada Highway and the border crossing
- + 3km to Scott Road SkyTrain Station which makes the area accessible via public transit.
- + 300,000 total industrial labour force within a 30 minute drive.
- + Direct access to Deltaport via the South Fraser Perimeter Road.
- + 10 minutes to Guildford Town Centre.
- + Local amenities include Tim Horton's, Chevron, A&W, Home Depot, and Lordco.



Driving Times	12 MIN	36 MIN	7 MIN	19 MIN	12 MIN	31 MIN	33 MIN
	to Highway 1	Canada-US Border	to Surrey City Centre	to Alex Fraser Bridge	to Fraser Surrey Docks	to Deltaport	to YVR Airport

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