



FOR SALE

+ 84,000 SF OF SMALL BAY INDUSTRIAL STRATA UNITS

13030 115 AVENUE & 13035 114 AVENUE, SURREY, BC



**OPPORTUNITIES RANGE FROM
3,416 SF - 23,257 SF**

**DELIVERY
Q4-2024**

DEVELOPED BY



BUILT BY



MARKETED BY





THE OPPORTUNITY

Located in the prime Bridgeview neighbourhood, this 3.3 acre site offers 84,000 SF of small-bay industrial strata units. This will be the first opportunity to purchase new industrial strata units of this sort in North Surrey's Bridgeview area since 2018. Less than 500 metres from the South Fraser Perimeter Road (Highway 17), at the intersection of 115 Avenue and Bridgeview Drive, the property provides excellent proximity to major arterial routes with direct connections to the region and beyond. The nearby Scott Road SkyTrain Station is only a four minute drive or a 10 minute walk from the Bridgeview Business Park. Construction will commence in Q3 2023 with both buildings expected to be completed in Q4 of 2024.



THE DEVELOPER

Cedar Coast is a Vancouver, B.C. based real estate development and investment firm with a 20-year track record of successful outcomes throughout the Pacific Northwest. Approaching each investment decision with a long-term view of creating winning outcomes for investment partners, teams, and communities. Cedar Coast currently has 38 active real estate projects in Canada and the United States.



TIMELINE

**COMPLETED 2022:
SURREY KING GEORGE HUB
(PCI DEVELOPMENTS)**

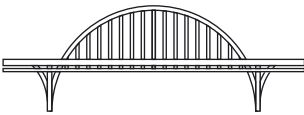
Won the 2022 NAIOP Commercial Real Estate Award for Best Mixed-Use Development, inserting hundreds of residents, businesses and retailers into the area.

**COMMENCED NOVEMBER
2021: CITY OF SURREY DYKE
NETWORK UPGRADE**

To prevent flooding from increasingly common high magnitude storms.

**COMMENCED APRIL 2022:
SOUTH WESTMINSTER
NEIGHBOURHOOD
CONCEPT PLAN (NCP)**

This update is to reflect current market conditions and ensure that transit-oriented development principles are incorporated around the Scott Road SkyTrain Station.



**ESTIMATED COMPLETION
2024:
NEW PATTULLO BRIDGE**

**ESTIMATED COMPLETION
2024:
NEW NEWTON
COMMUNITY CENTRE**

Surrey City Council approved the initial \$100M investment that will fund a contract award for an aquatic component that includes a 50 metre swimming pool.

**ESTIMATED COMPLETION
2030:
SURREY-LANGLEY SKYTRAIN
EXTENSION PROJECT**

This is a 16km extension of the Expo Line from King George Station to 203rd Street in Langley. The first 7km extension is to be complete by 2025. Fleetwood to Langley expected to complete around 2030.

**2030:
SURREY'S POPULATION
PROJECTED TO SURPASS
VANCOUVER**



**BRIDGEVIEW
BUSINESS PARK

COMMENCEMENT
Q3 - 2023
BRIDGEVIEW
BUSINESS PARK**

**ESTIMATED COMPLETION
SPRING 2024:
FRASER SURREY PORT
LANDS TRANSPORTATION
IMPROVEMENTS PROJECT**

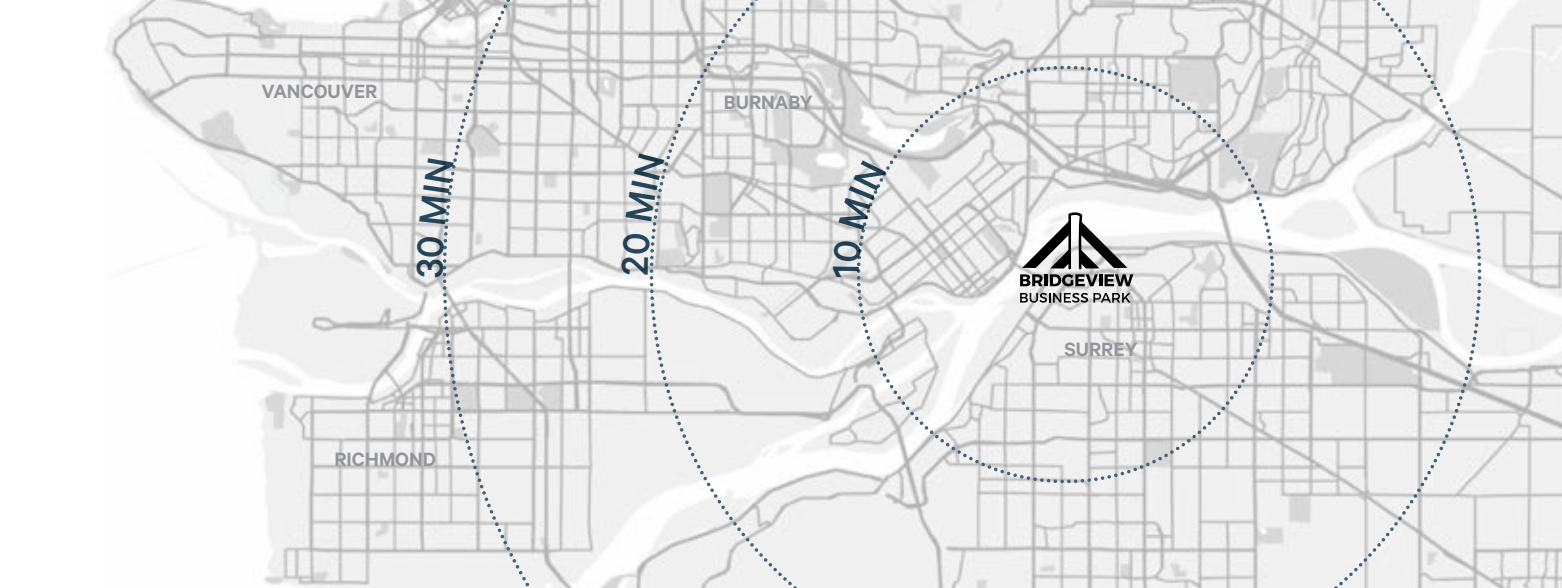


**BRIDGEVIEW
BUSINESS PARK

ESTIMATED COMPLETION
Q4 - 2024
BRIDGEVIEW
BUSINESS PARK**

**ESTIMATED COMPLETION 2030:
GEORGE MASSEY TUNNEL
REPLACEMENT CONSTRUCTION**

The tunnel replacement will provide employment to approximately 9,000 people during construction. The existing tunnel is used by an average of 80,000 vehicles per day.



DRIVE TIMES

5 Mins

HIGHWAY 17
KING GEORGE BOULEVARD
SCOTT ROAD STATION

10 Mins

SURREY CENTRAL
PORT MANN BRIDGE
PATTULLO BRIDGE

15 Mins

ALEX FRASER BRIDGE

30 Mins

CANADA/USA BORDER
DELTA PORT

35 Mins

YVR AIRPORT
PORT OF VANCOUVER

LOCATION

Located in North Surrey's Bridgeview neighbourhood, Bridgeview Business Park provides excellent access to all areas of the Lower Mainland via Highway 17 and King George Blvd. The North Surrey area is strategically located and offers several direct access routes such as the Port Mann Bridge to the East and the Pattullo Bridge to the West. The area is serviced by several transit options including the Scott Road SkyTrain station, which borders the interchange between King George Boulevard and Scott Road. This area makes it easy for customers, clients and

workforce to get to Bridgeview Business Park by car, SkyTrain and bus routes. This innovative neighbourhood is an urban center for Surrey's growing population and provides new developments that include industrial business parks, community recreation centers, educational institutions, transit infrastructure, and more. The community is also home to Central City Brewery & Distillery, popular for their Red Racer beer along with a variety of local retailers and restaurants.

NEARBY AMENITIES

253

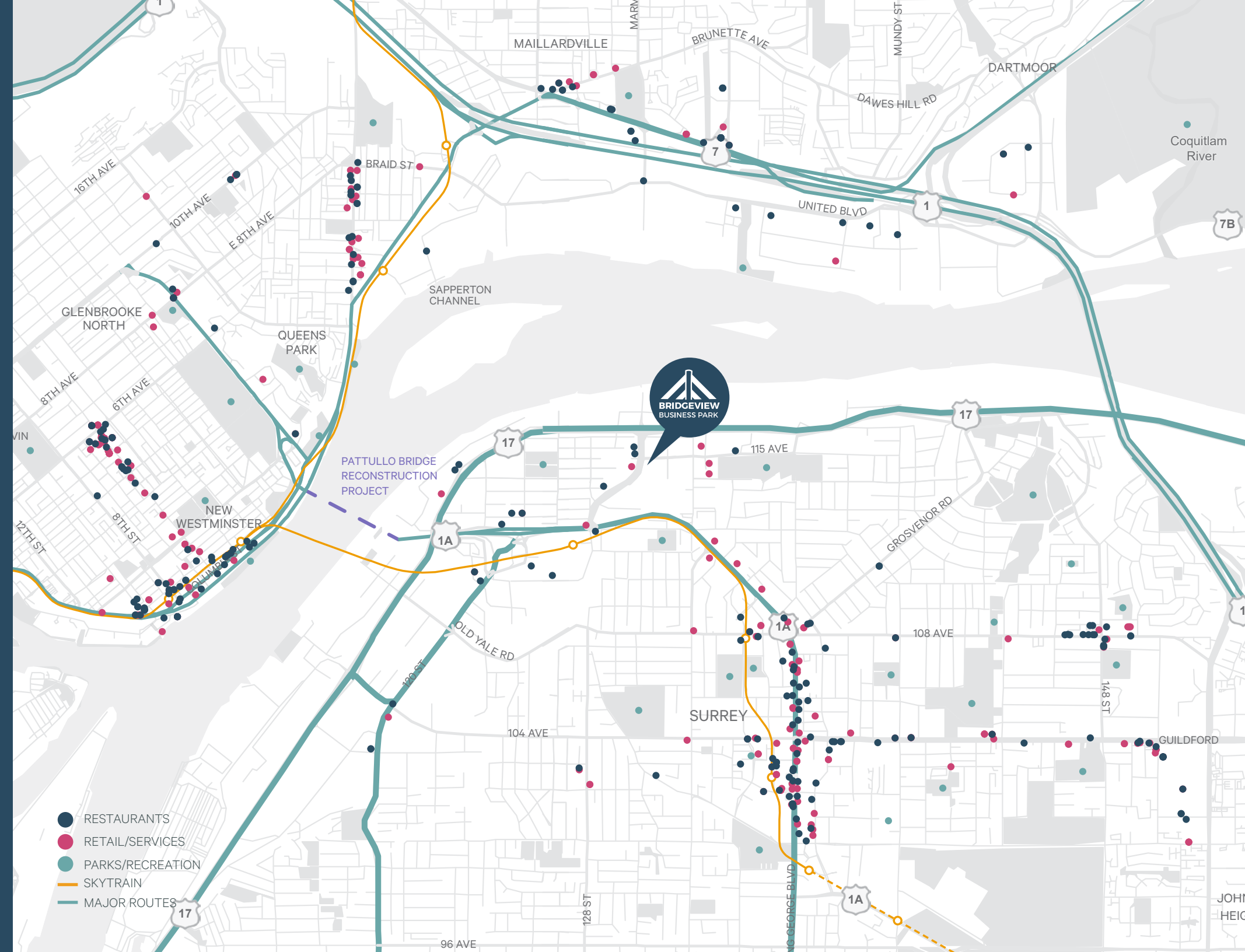
RESTAURANTS

236

RETAIL & SERVICES

30

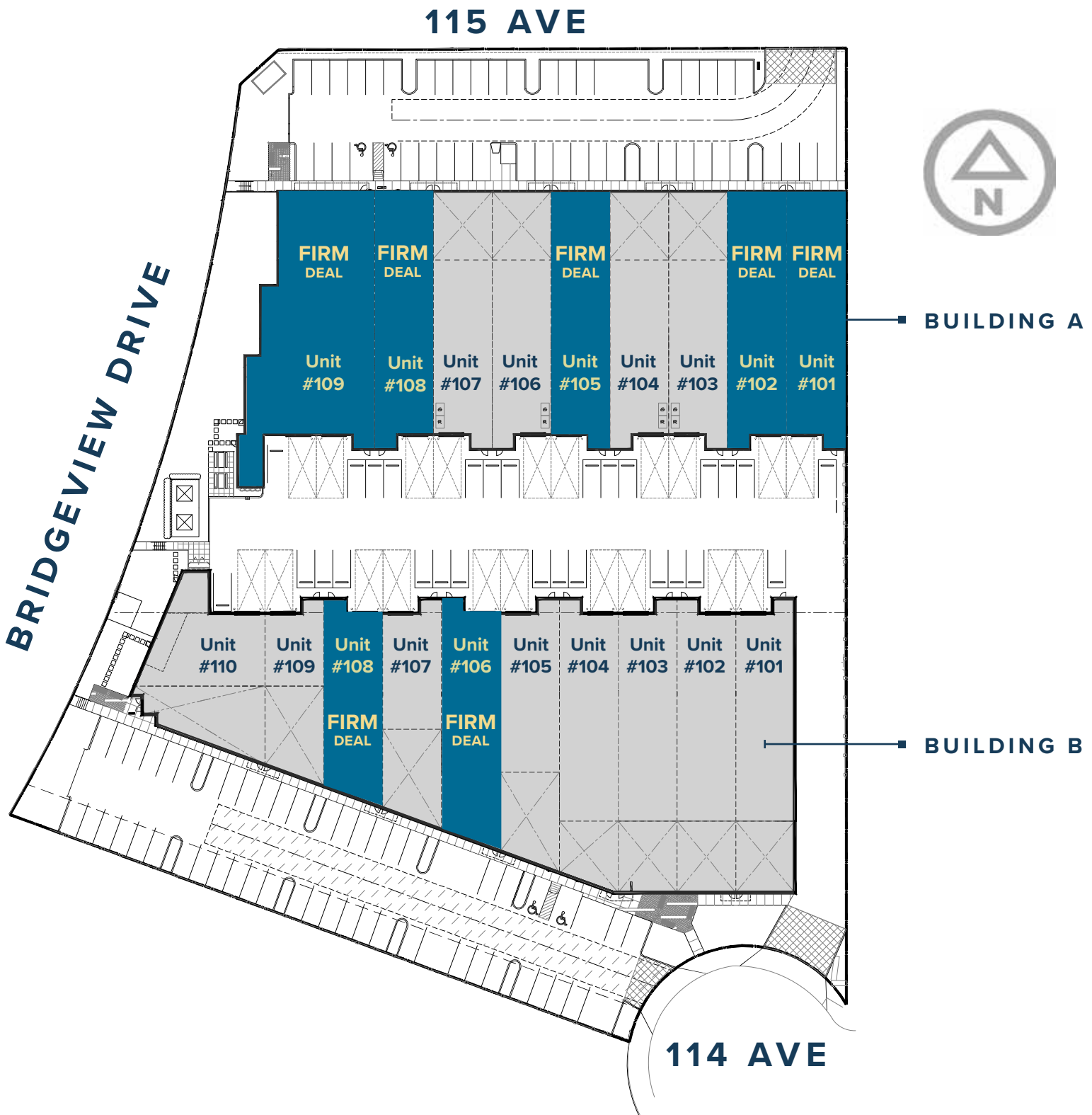
PARKS & RECREATION



SITE PLAN

BUILDING A
UNITS 101-109

Unit	Upper SF	Main SF	Total SF	Parking
101	890	3,309	4,199	6
102	890	3,309	4,199	6
103	890	3,309	4,199	6
104	890	3,309	4,199	6
105	890	3,309	4,199	6
106	890	3,309	4,199	6
107	890	3,309	4,199	6
108	890	3,309	4,199	6
109	1,455	6,008	7,464	13
Total	8,577	32,479	41,056	61



BUILDING B
UNITS 101 - 110

Unit	Upper SF	Main SF	Total SF	Parking
101	941	3,781	4,722	7
102	946	3,788	4,734	7
103	946	3,788	4,734	7
104	827	3,667	4,494	7
105	1,192	3,381	4,573	8
106	899	3,094	3,992	6
107	1,192	2,805	3,997	7
108	899	2,518	3,416	6
109	1,186	2,230	3,416	7
110	1,578	3,198	4,776	9
Total	10,605	32,250	42,854	71

ASKING PRICE:
CONTACT LISTING AGENTS

BUILDING FEATURES



Building A: 10 Oversized Grade doors (12' X 14')
Building B: 10 Oversized Grade doors (12' X 14')



Warehouse: 24' clear
Ground Floor: 11' to future T-bar ceiling



Electrical Service: 200 Amps 347/600 Volt
main breaker to each unit



Main Level: 500 lbs PSF floor load capacity
Mezzanine Level: 100 lbs PSF floor load
capacity



ESFR Fire Suppression System



Parking Building A: 63 Stalls
Parking Building B: 73 Stalls



IL Industrial Zoning (Light Impact)



High Efficiency LED warehouse lighting



Gas fired, forced air unit heating system



Build to Suit Office: Complete and Custom
build out options available



Enclosed second floor shell mezzanine



Telecoms: Fiber optic cable available



1 Warehouse Skylight in each unit



Service Plus: 12 month warranty on all
materials and workmanship



1 Handicap Washroom per unit



SURREY'S GROWTH

THE FUTURE LIVES HERE

The change of the official slogan in 2021 signifies Surrey's commitment to its forward-thinking development plan and investments. With nearly three times the landmass of the City of Vancouver, there are immense opportunities to grow. Featuring six populated neighbourhoods, its well-established infrastructure plans and significant capital projects will serve as the backbone of this vibrant metropolis.

As one of the fastest growing and culturally diverse cities in Canada, Surrey is on track to soon surpass Vancouver as the largest city in BC by population.



	METRO VANCOUVER	SURREY
Inventory	207,860,609 SF	39,008,589 SF
Vacancy Rate	0.5%	0.3%
Availability Rate	0.8%	0.6%
Net Asking Rent	\$20.67	\$20.77
Op Cost & Taxes	\$6.44	\$4.29
Gross Rent	\$27.11	\$25.06

Source: CBRE Research | Q4 2022



OWNERSHIP BENEFITS



Realize Financial Advantages

Capital investments bring long-term value; operating expenses and mortgage interest expenses can be written off, and capital costs allowances provide tax savings.



Enjoy Financial Certainty

Fixed interest rates mean you can lock in monthly payments.

Why own?

Owning your workspace gives you more control of your business – it is an investment that allows you the freedom and stability to set your own terms.



Exercise Control

Avoid annual rent escalations by securing your locked-in monthly payment plan.



Gain Rewards

Property ownership means you have a long-term investment that can be leased or sold.



Build Equity

As you pay down your principal, your equity grows.



SURREY CENTRAL

GATEWAY

KING GEORGE BLVD

KING GEORGE BLVD

SCOTT ROAD

BRIDGEVIEW
BUSINESS PARK

SOUTH FRASER PERIMETER ROAD

KING GEORGE BLVD

NEW PATTULLO BRIDGE

SOUTH FRASER PERIMETER ROAD



DANIEL MCGAULEY
PERSONAL REAL ESTATE CORPORATION

Vice President
Industrial Properties
daniel.mcgauley@cbre.com
604 662 5186

JUSTIN FISHER
PERSONAL REAL ESTATE CORPORATION

Associate Vice President
Industrial Properties
justin.fisher@cbre.com
604 662 5150

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