

FOR LEASE

11107 128th Street

SURREY, BC

Opportunity to lease 7,865 sf of vacant industrial land in Surrey's South Westminster area, just south of King George Boulevard



Jen Schroer, Associate
604 647 1359
jen.schroer@avisonyoung.com

Joe Lehman*, Principal
604 757 4958
joe.lehman@avisonyoung.com
**Joe Lehman Personal Real Estate Corporation*

Garth White*, Principal, SIOR
604 757 4960
garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

Kerman Pannu*, Associate Vice President
604 646 8390
kerman.pannu@avisonyoung.com
**Kerman Pannu Personal Real Estate Corporation*

**AVISON
YOUNG**



Opportunity

Avison Young is pleased to introduce the opportunity to lease a vacant, rectangular-shaped 7,865 sf industrial lot with direct exposure to 128th Street in Surrey's South Westminster/Bridgeview area. The site is suitable for outside storage, vehicle parking or a small industrial building/quonset.

Property details

LOT SIZE
7,865 sf (0.18 acres)

ZONING
IL-1 (Light Impact Industrial 1 Zone) permits a wide range of light impact industrial uses, including but not limited to warehousing, industrial equipment rentals, outside storage and vehicle parking.


AVAILABLE
Immediately


LEASE RATE
\$4.00 psf, net


ADDITIONAL RENT (ESTIMATE)
\$0.88 psf


Property highlights

 7,865 sf rectangular-shaped, vacant industrial site

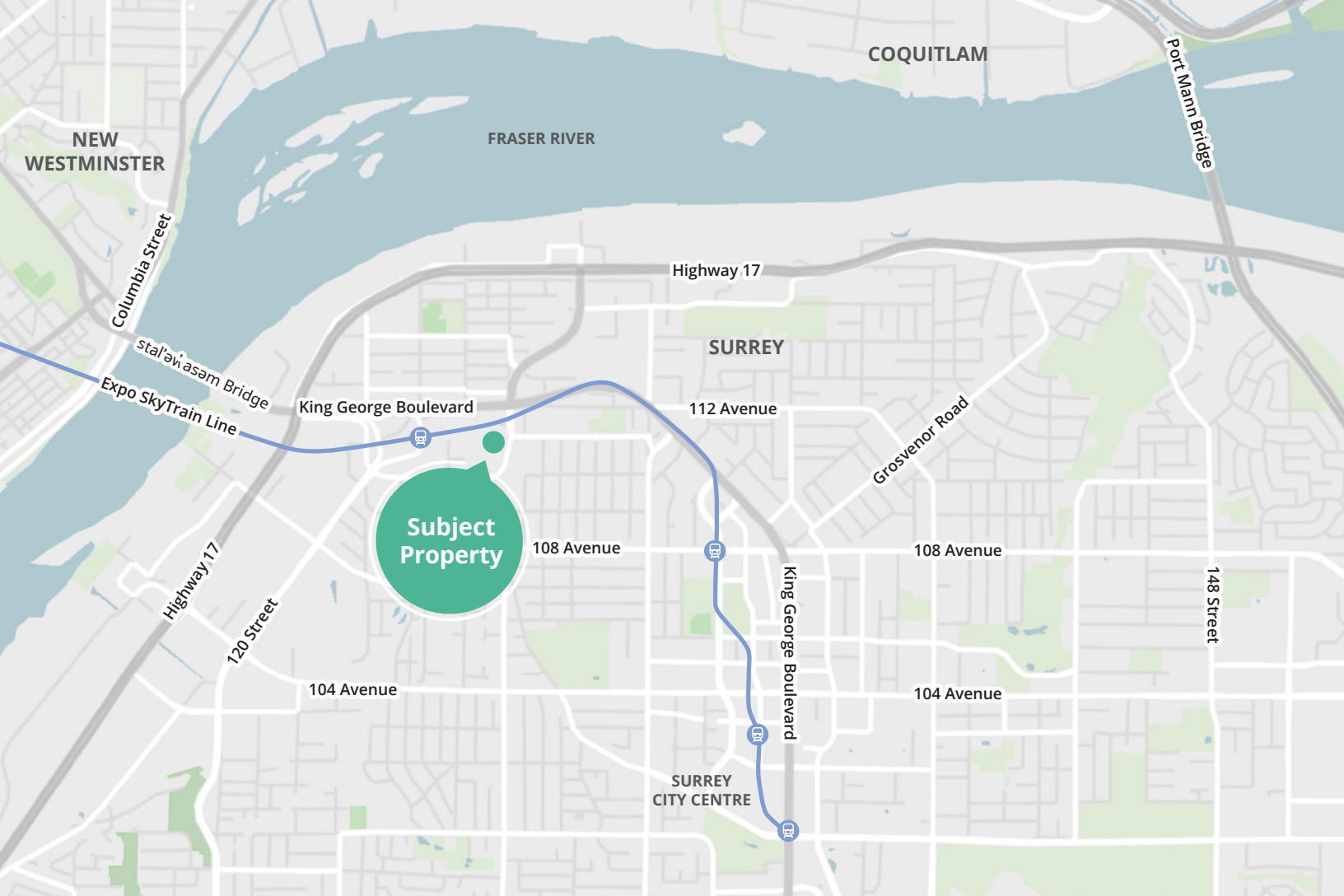
 Ideal for light impact industrial uses, outside storage or vehicle parking

 Opportunity to construct a small industrial building or quonset hut

 Direct exposure to 128th Street, just one-minute south of King George Boulevard

 Premium Bridgeview/South Westminster location





LOCATION

The property is situated on the west side of 128th Street, just 200 metres (one-minute south) of King George Boulevard, and features direct access to Highway 17 (South Fraser Perimeter Road), the new stal'əwasəm (Riverview) Bridge, and Surrey City Centre.

This prime location offers easy connectivity to major arterial routes, including Highway 1 (Trans-Canada Highway), the Port Mann Bridge and Highway 91.

DRIVE TIMES

King George Boulevard	1 minute
Highway 17 (SFPR)	3 minutes
stal'əwasəm (Riverview) Bridge	4 minutes
Highway 1	10 minutes
Port Mann Bridge	12 minutes
Highway 91	13 minutes

Contact us for more information

Jen Schroer, Associate
604 647 1359
jen.schroer@avisonyoung.com

Joe Lehman*, Principal
604 757 4958
joe.lehman@avisonyoung.com
**Joe Lehman Personal Real Estate Corporation*

Garth White*, Principal, SIOR
604 757 4960
garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

Kerman Pannu*, Associate Vice President
604 646 8390
kerman.pannu@avisonyoung.com
**Kerman Pannu Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member