



# 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

 CEDAR COAST

BUILT BY

 ORION  
CONSTRUCTION

MARKETED BY

**CBRE**



## 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

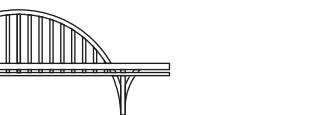
Cedar Coast is a Vancouver, B.C. based real estate development and investment firm with a 22-year track record of successful outcomes throughout the Pacific Northwest. Approaching each investment decision with a long-term view of creating winning outcomes for investment partners, teams, and communities. Cedar Coast currently has 33 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.



## ESTIMATED COMPLETION 2024: NEW PATTULLO BRIDGE

## 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 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

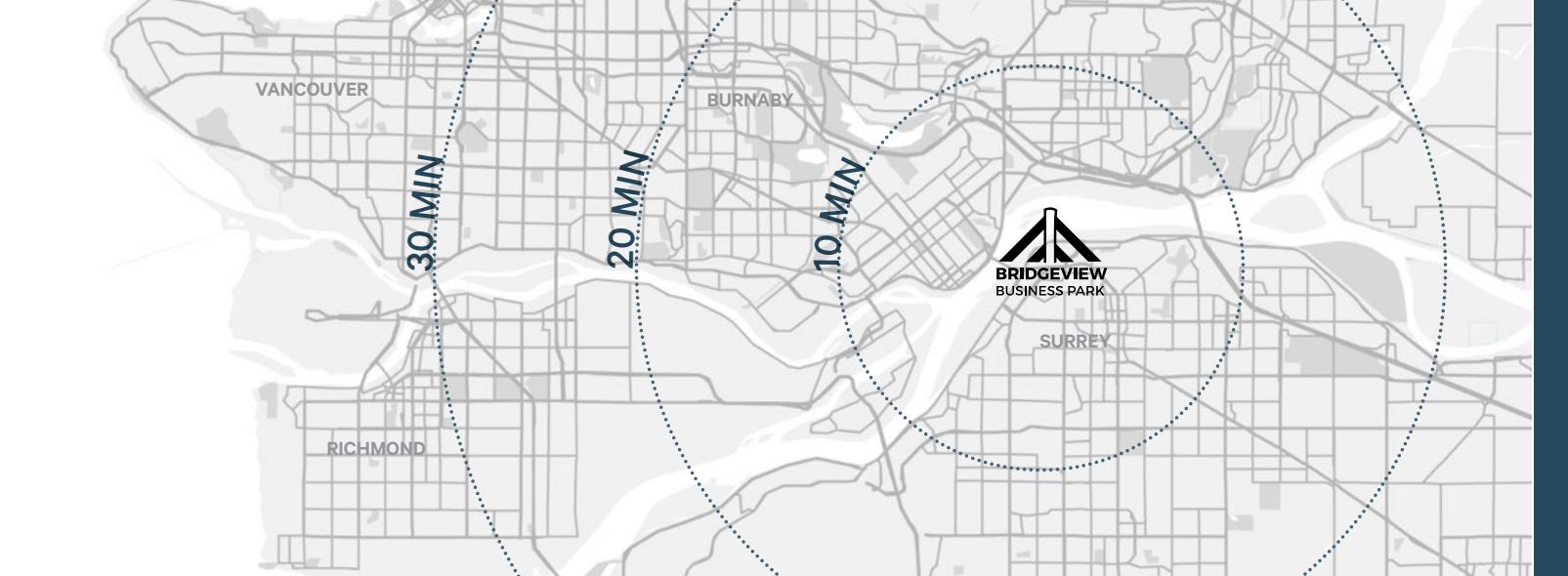
This is a 16km extension of the Expo Line from King George Station to 203rd Street in Langley. The first 7km extension is to be complete by 2025. Fleetwood to Langley expected to complete around 2030.

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



## 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.



# 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

o get to Bridgeview Business Park Train and bus routes. This innovative hood is an urban center for Surrey's ulation and provides new developments industrial business parks, community centers, educational institutions, transit e, and more. The community is also home ity Brewery & Distillery, popular for their eer along with a variety of local retailers nts.

## DRIVE TIMES

5 Mins  
HIGHWAY 17  
KING GEORGE BOULEVARD  
SCOTT ROAD STATION

0 Mins 1  
RREY CENTRAL  
RT MANN BRIDGE  
TTULLO BRIDGE

Mins  
SER BRIDGE

ins  
A BORDER  
35  
YVR AIR  
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IEA

22 RE

53

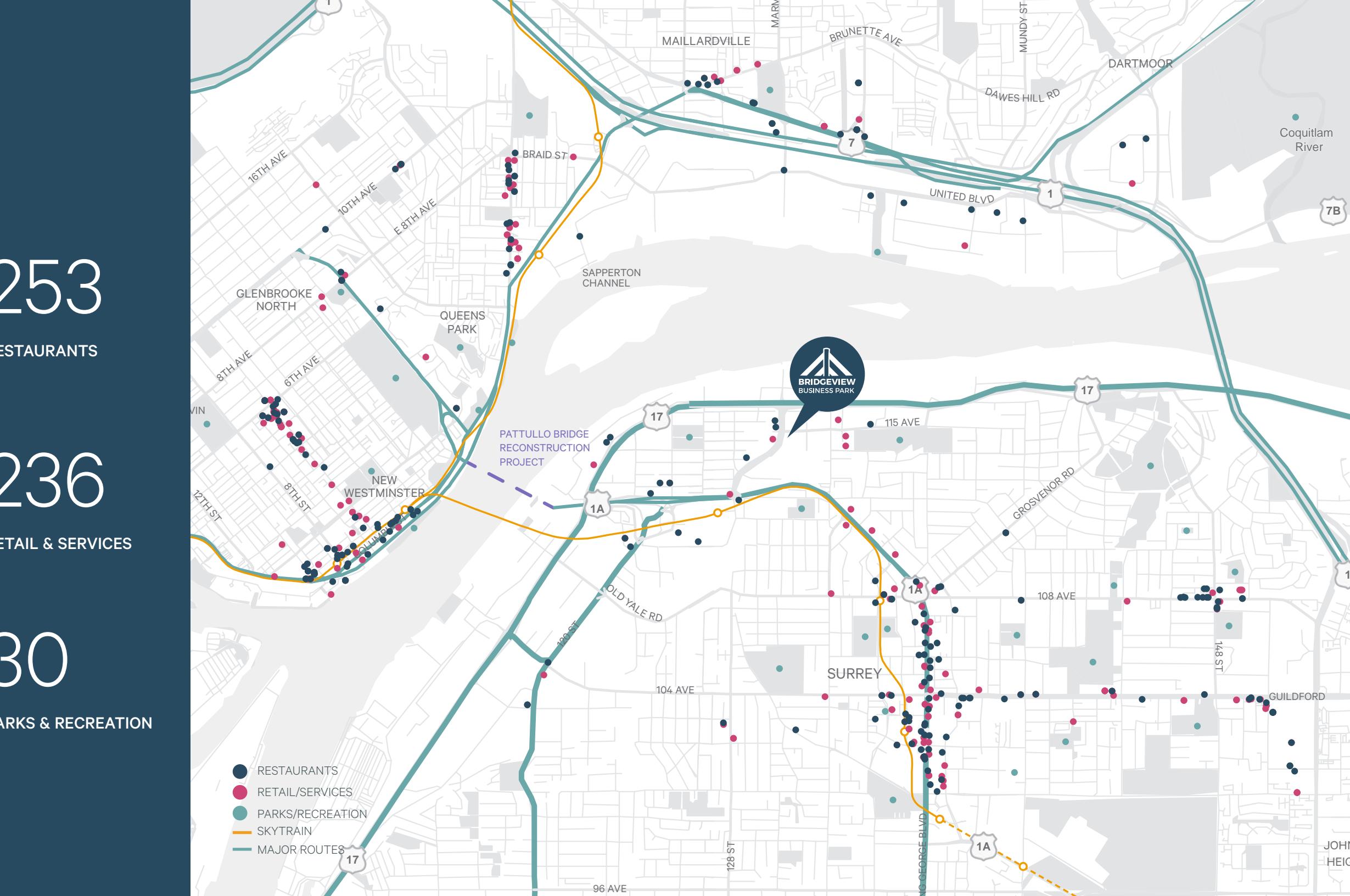
## RESTAURANTS

36

## MAIL & SERVICES

0

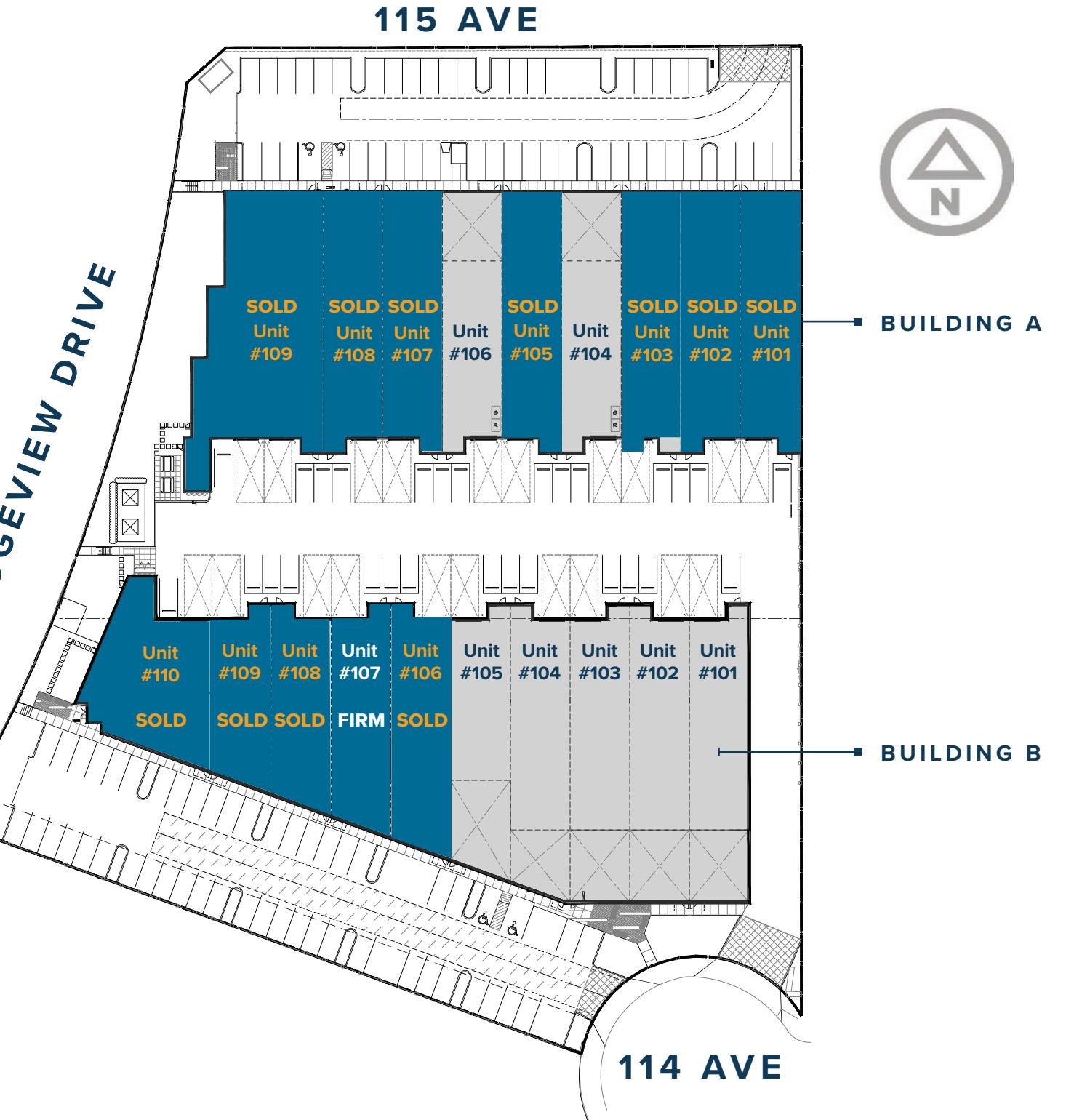
## WORKS & RECREATION



# 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

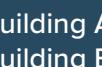


BUILDING B  
**UNITS 101 - 110**

Unit	Upper SF	Main SF	Total SF	Park
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 AGENT

# 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.**



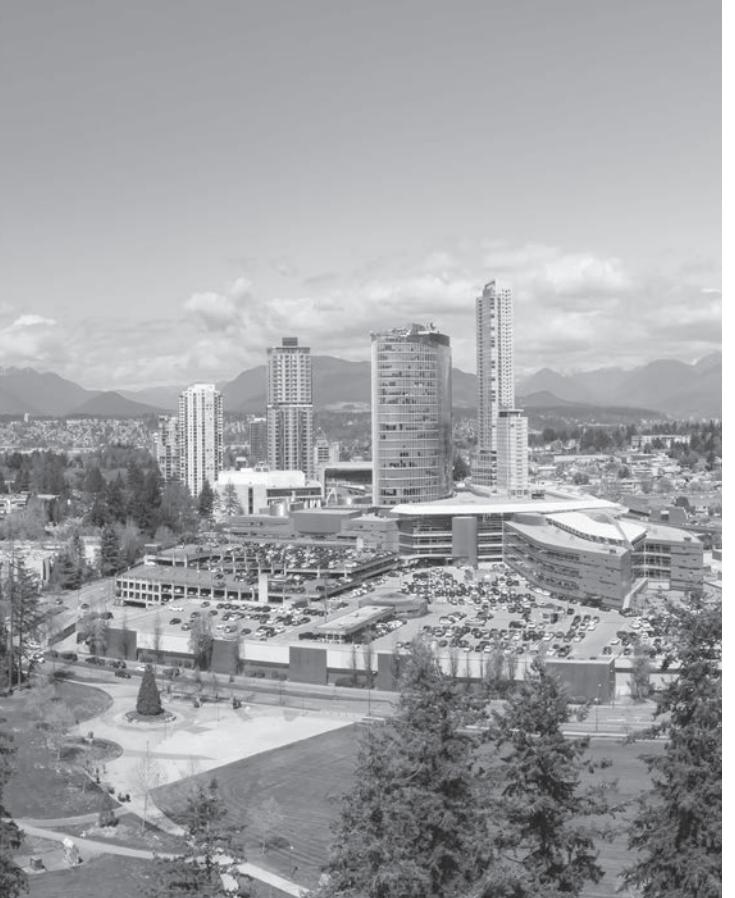
### METRO VANCOUVER

Inventory	207,860,609 SF
Vacancy Rate	0.5%
Availability Rate	0.8%
Net Asking Rent	\$20.67
Op Cost & Taxes	\$6.44
Gross Rent	\$27.11

Source: CBRE Research | Q4 2022

### SURREY

Inventory	39,008,589 SF
Vacancy Rate	0.3%
Availability Rate	0.6%
Net Asking Rent	\$20.77
Op Cost & Taxes	\$4.29
Gross Rent	\$25.06



## 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.





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