

For Lease

# Bridgeview

## 12850 112B Ave, Surrey

LOCATION

12850 112B Avenue  
Surrey, BC

LEASING CONTACTS

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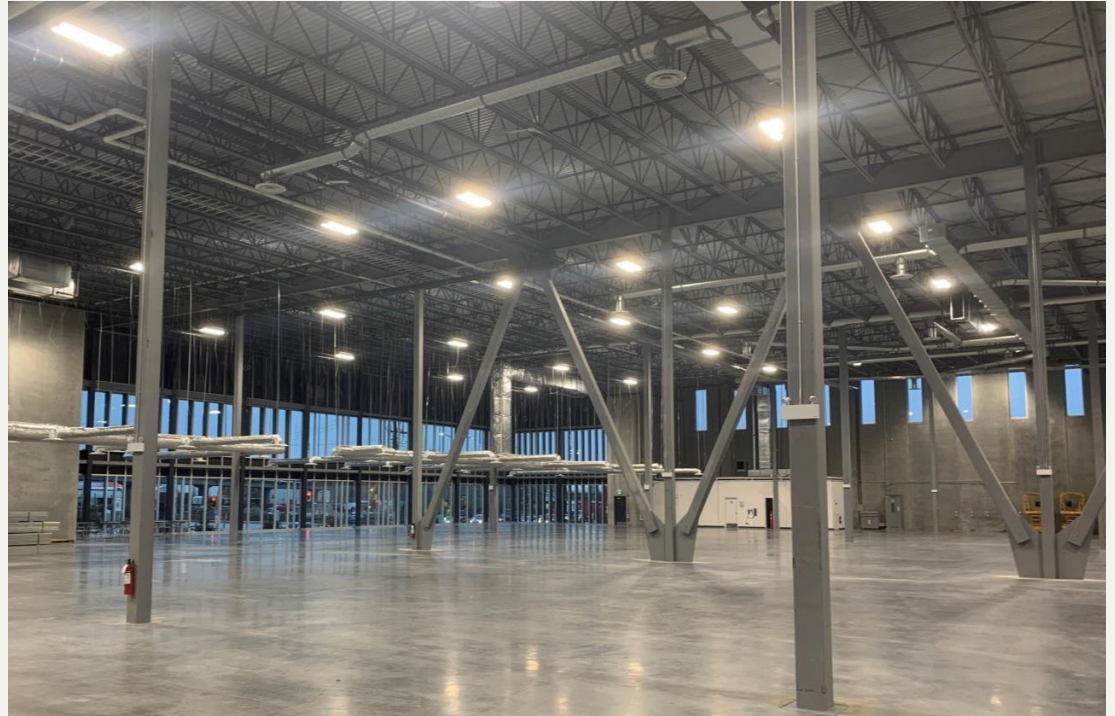
CALLY ZERING  
Leasing Manager, Commercial  
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czering@bosaproperties.com



**bosa**  
**properties**

## OVERVIEW

Bosa Properties is pleased to present a rare, brand-new 110,000 square-foot industrial property for lease in Surrey, BC.



## LOCATION

The well-positioned site is situated on a corner with high exposure, within walking distance to the Scott Road SkyTrain Station and with quick links to Metro Vancouver's highway network.

The site has IL Light Industrial zoning and can be used for industrial manufacturing and warehousing. The property is available immediately.



## BUILDING FEATURES

- Insulated concrete panel construction
- 32' clear ceiling heights
- 3-phase, 600-volt, 2000 amp
- 500-lbs/sf LL on slab
- ESFR sprinklers
- Forced-air gas heating system
- Landscaped amenity areas
- 106 vehicle parking stalls
- Two floors of office and industrial mezzanine space included
- Full washroom and shower facilities built out
- High-efficiency LED lighting
- 33' x 60' column spacing

# Bridgeview



## FLOOR AREA SUMMARY

| USE                  | AREA (SF)      |
|----------------------|----------------|
| Industrial Warehouse | 94,559         |
| Industrial Mezzanine | 5,227          |
| Office (2 Levels)    | 10,524         |
| <b>Total</b>         | <b>110,310</b> |

## ASKING RATE

Please reach out to leasing contacts.

## OPERATING EXPENSES

Approximately \$6.12/sf  
(2025 estimate)

## AVAILABILITY

Immediately

\*Reach out to a team member for detailed demising plans

#### SITE ACCESS AND LOADING

Access is a key feature of the Bridgeview location. Not only is the site centrally located close to the major transportation links in Metro Vancouver - including Highway 1, 17 and 99 - but it's also steps from the Scott Road SkyTrain Station, facilitating easy employee commuting.



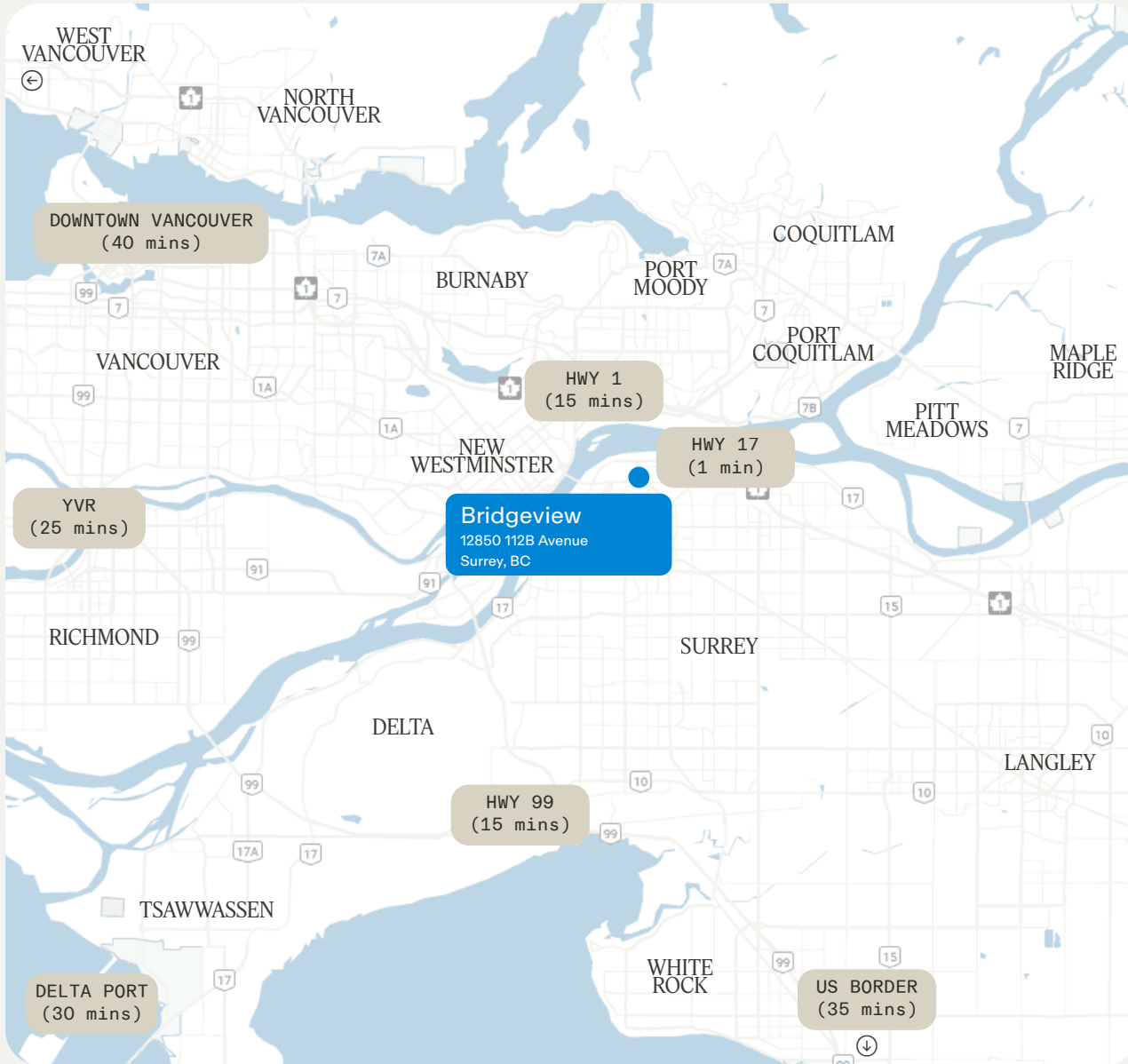
#### BUILDING FEATURES

- Situated on corner of Bridgeview and King George Boulevard
- Near Scott Road SkyTrain Station
- BC Parkway bike path directly adjacent to site
- Close proximity to Highway 1, 17 and 99

#### LOADING

- 11 dock loaders with doors
- 3 grade-level loading bays with doors (including 1 with ramp)

LOCATION OVERVIEW



DRIVE TIMES

|        |             |
|--------|-------------|
| 01 MIN | Highway 17  |
| 15 MIN | Highway 1   |
| 15 MIN | Highway 99  |
| 25 MIN | YVR Airport |
| 30 MIN | Delta Port  |
| 35 MIN | US Border   |
| 40 MIN | Downtown    |

CONTACT

# Get in Touch

HEAD OFFICE

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Vancouver, BC V6C 0A6

Office 604 416 0286

→ [bosaproperties.com](http://bosaproperties.com)

LEASING CONTACT

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