

Pooni

BUSINESS PARK

FOR LEASE

Discover approximately 50,000 SF of flexible space
for today's industrial, office, and daycare needs

15354 68 AVE / SURREY BC



CBRE



FOR LEASE

NEWTON WELCOMES POONI BUSINESS PARK IN 2026

Welcome to Pooni Business Park a state-of-the-art multi-tenant industrial business park located in the heart of Surrey's thriving business corridor. Thoughtfully designed with flexibility, functionality, and future growth in mind, this approximately 50,000 SF facility offers a premium mix of industrial and office spaces tailored to meet the needs of modern businesses and daycare space.

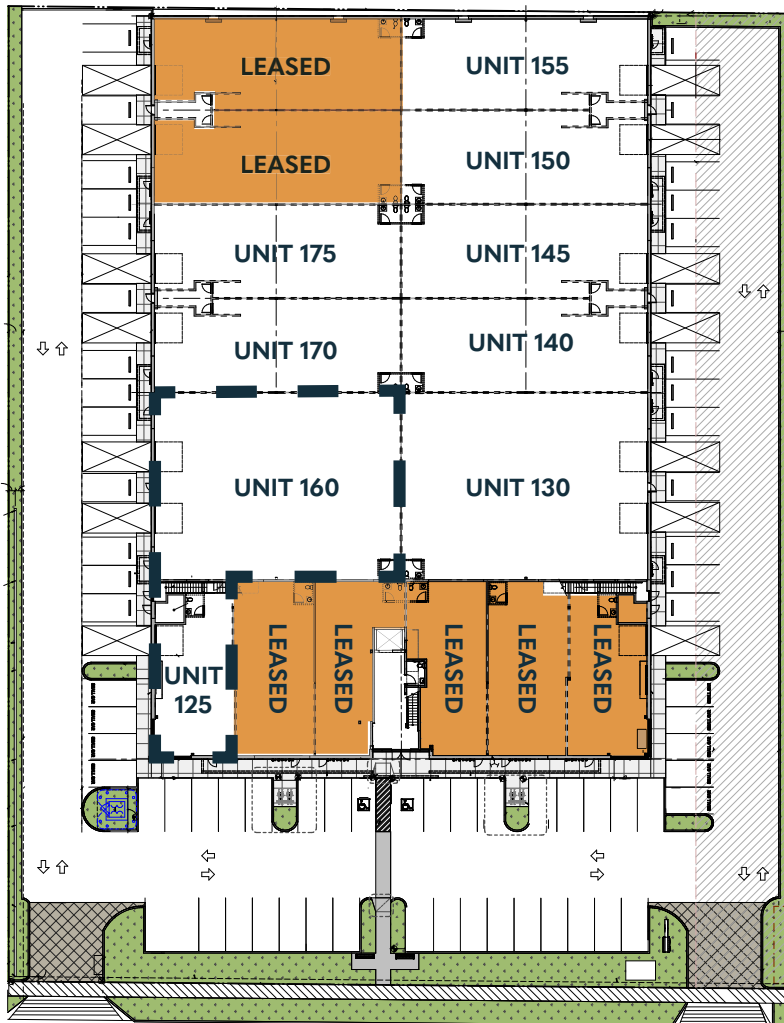




15354 68 AVE / SURREY BC



LEVEL 1



- 5195 SF industrial unit
- 2 x OHD doors / bays
- Finished universal washroom
- \$23/SF

- Prime 1446 SF corner office/ industrial unit
- Expandable to 6640 SF
- Finished universal washroom
- \$28/SF

- **2595 SF industrial unit**
(note 155 is 2588 SF)
- **Finished universal washroom**
- **\$23/SF**

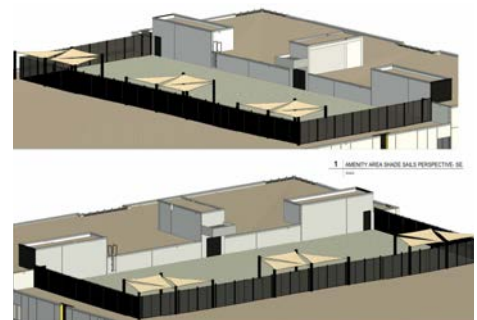
 **CAN BE JOINED**
 **LEASED**
 **AVAILABLE**

68 AVE



LEVEL 2

 LEASED



Site plan not to scale

LEVEL 1 INDUSTRIAL

UNIT	SIZE (SF)
130	5,195 SF
140	2,595 SF
145	2,595 SF
150	2,595 SF
155	2,595 SF
160	5,195 SF
170	2,595 SF
175	2,595 SF
180	2,595 SF LEASED
185	2,595 SF LEASED
TOTAL	31,150 SF

FLEXIBLE OFFICE

UNIT	SIZE (SF)
100	1,445 SF LEASED
105	1,627 SF LEASED
110	1,459 SF LEASED
115	1,357 SF LEASED
120	1,627 SF LEASED
125	1,446 SF
TOTAL	8,961 SF

LEVEL 2

AREA	SIZE (SF)
Full Floor	9,553 SF LEASED

NOW
LEASED

DAYCARE
OPPORTUNITY

The second floor provides approximately 9,553 SF of shell space dedicated to daycare use, along with a 506 SF dedicated lobby with elevator and a finished universal washroom.

A rooftop outdoor play area of approximately 8,850 SF is included for exclusive daycare use.

With tilt-up concrete construction, high ceilings, and natural light-filled offices, it's built for performance and style. Tenants benefit from ample parking, generous loading, a daycare facility, and future-ready infrastructure—all in a safe, sustainable, and accessible setting.



WAREHOUSING



MANUFACTURING



OFFICE



CONTRACTOR SERVICES



DISTRIBUTION



RESTAURANT



ASSEMBLY HALLS



PERSONAL SERVICE



CHILD CARE

BUILDING FEATURES



ZONING

IB-3 Zoning
(Industrial Business Park 3)



POWER

3-Phase 1200 AMPS



SPRINKLERS

ESFR system



CEILING HEIGHTS

24' clear



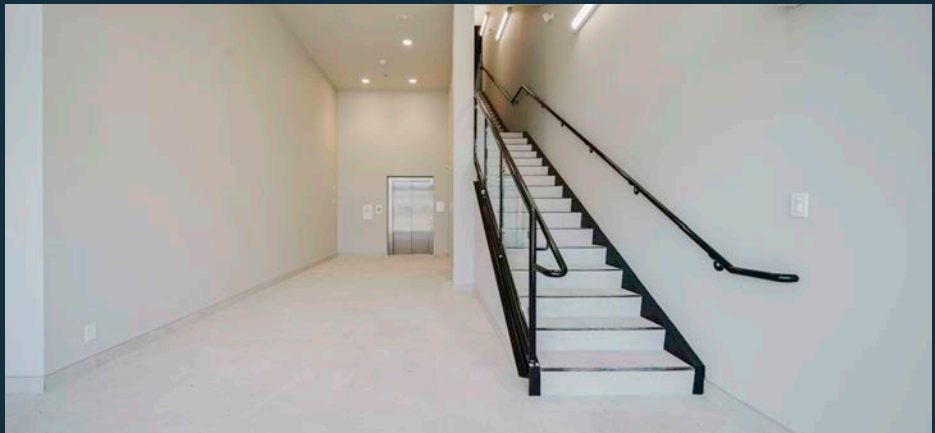
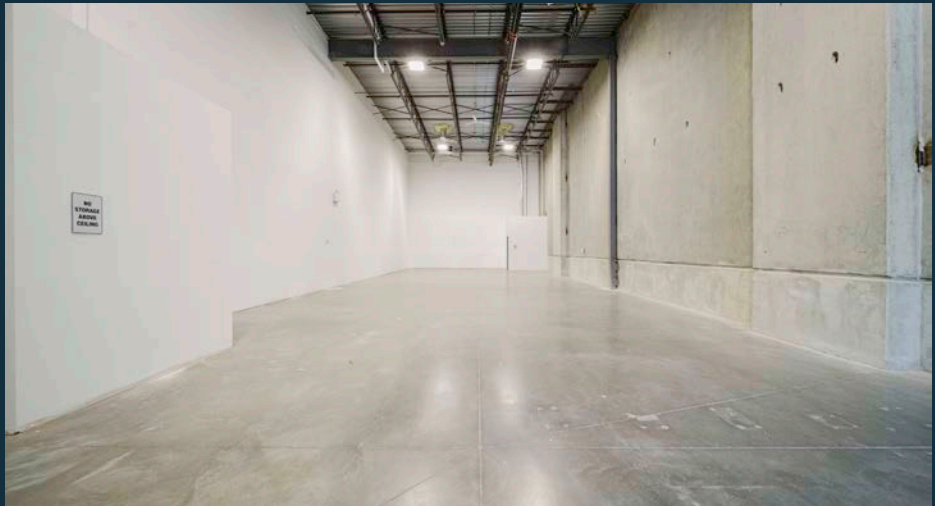
HEATING / HVAC

- Industrial:
Gas Fired Unit Heaters
- Offices & Daycare:
Heat Pumps & HVAC



BUILDING AMENITIES

- EV charging rough-ins
- Bike racks
- Visitor parking
- Landscaped frontage with benches



CONSTRUCTION

Insulated concrete tilt-up



LOADING

10' x 12'
Overhead grade



DAYCARE OPPORTUNITY

- Approx. 10,000 SF on 2nd floor
- Dedicated rooftop outdoor play area (Approx. 8,850 SF)
- 8' non-climbable fencing and heavy duty shade sails



PARKING

Total: 69 stalls



LIGHTING

Fluorescent lighting



15354 68 AVE / SURREY BC

MAXIMIZE YOUR BUSINESS POTENTIAL



FOR LEASE

TRAVEL TIMES

Highway 10	5 MINS
Fraser Highway	7 MINS
King George Boulevard	8 MINS
Highway 15	9 MINS
Highway 99	12 MINS
Canada/USA Border	25 MINS



TRANSIT

1. King George Station
2. Newton Exchange Bus Loop



Bus 345

King George Station/White Rock Centre



Bus 375

White Rock/Guildford

SHOPPING

3. King's Cross Shopping Centre
4. Guildford Town Centre
5. Strawberry Hill Shopping Centre
6. Panorama Village
7. Fleetwood Village Shopping Centre

HEART OF SURREY

Located at 15354 68 Avenue, Pooni Business Park offers prime access in East Newton one of Metro Vancouver's fastest-growing commercial hubs. With direct links to King George Boulevard, Highway 10, and Highway 91, the area supports a mix of industrial, logistics, and professional services. Tenants enjoy nearby retail, dining, transit, and a strong local workforce.

DEMOGRAPHICS (5 KM RADIUS)



POPULATION
Over 210,000 residents



HOUSEHOLD INCOME
Approx. CA\$105,000



LABOUR FORCE
Diverse and growing, with strong representation in trades, logistics, and services

NEARBY AMENITIES

RETAIL & DINING

Costco Pharmacy, Save-On-Foods, Starbucks, Tim Hortons, and local restaurants

SERVICES/ RECREATION

RBC, TD, Scotiabank, YMCA, Anytime Fitness, Sullivan Medical Clinic, Surrey Urgent and Primary Care

TRANSPORT SERVICES

Elevate Trucking Ltd., Flowken Trucking, Virtuous truck
A&A Bros Transport Ltd., Sohi Transportation Solutions
Starmax transport, Krypton Transport, Stellar Transport/
Brightside Transport



Pooni

BUSINESS PARK



FRASER HWY

64 AVE

Pooni

BUSINESS PARK

DEVELOPED BY



Pooni Property Group
Established in 1988, PPG is a family of companies with over 30 years of expertise across the real estate industry. Known for quality and forward-thinking design, PPG proudly introduces this industrial property built to the highest standards.

MARKETED BY



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