

For Lease

Bridgeview

12850 112B Ave, Surrey

LOCATION

12850 112B Avenue
Surrey, BC

LEASING CONTACTS

JOHN MARTIN
Vice President
604 336 8971
jmartin@bosaproperties.com

ALYCIA KAMER
Senior Director
604 558 8665
akamer@bosaproperties.com

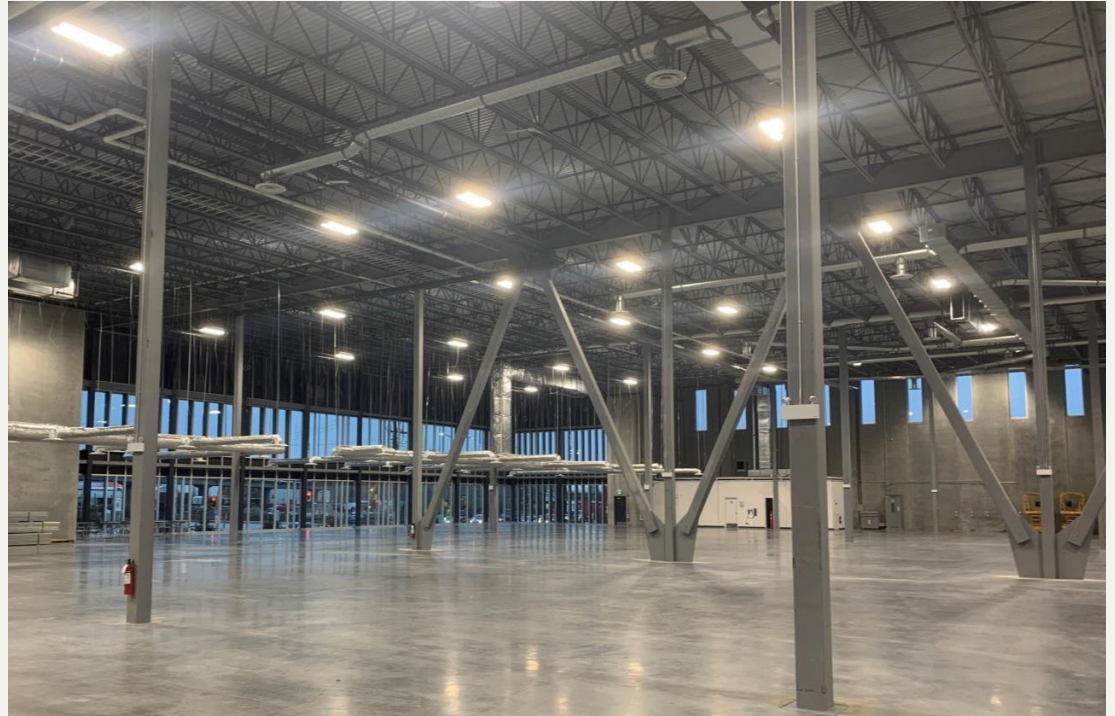
CALLY ZERING
Leasing Manager
778 357 0175
czering@bosaproperties.com



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OVERVIEW

Bosa Properties is pleased to present a rare, brand-new 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
- High-efficiency LED lighting
- 33' x 60' column spacing

Bridgeview



FLOOR AREA SUMMARY

USE	AREA (SF)
Industrial Warehouse	44,258
Industrial Mezzanine	5,227
Total	49,485

ASKING RATE

Please contact agents

OPERATING EXPENSES

Approximately \$5.93/sf
(2026 estimate)

AVAILABILITY

Immediately

LOADING

4 Dock / 1 Grade

PARKING STALLS

36

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.



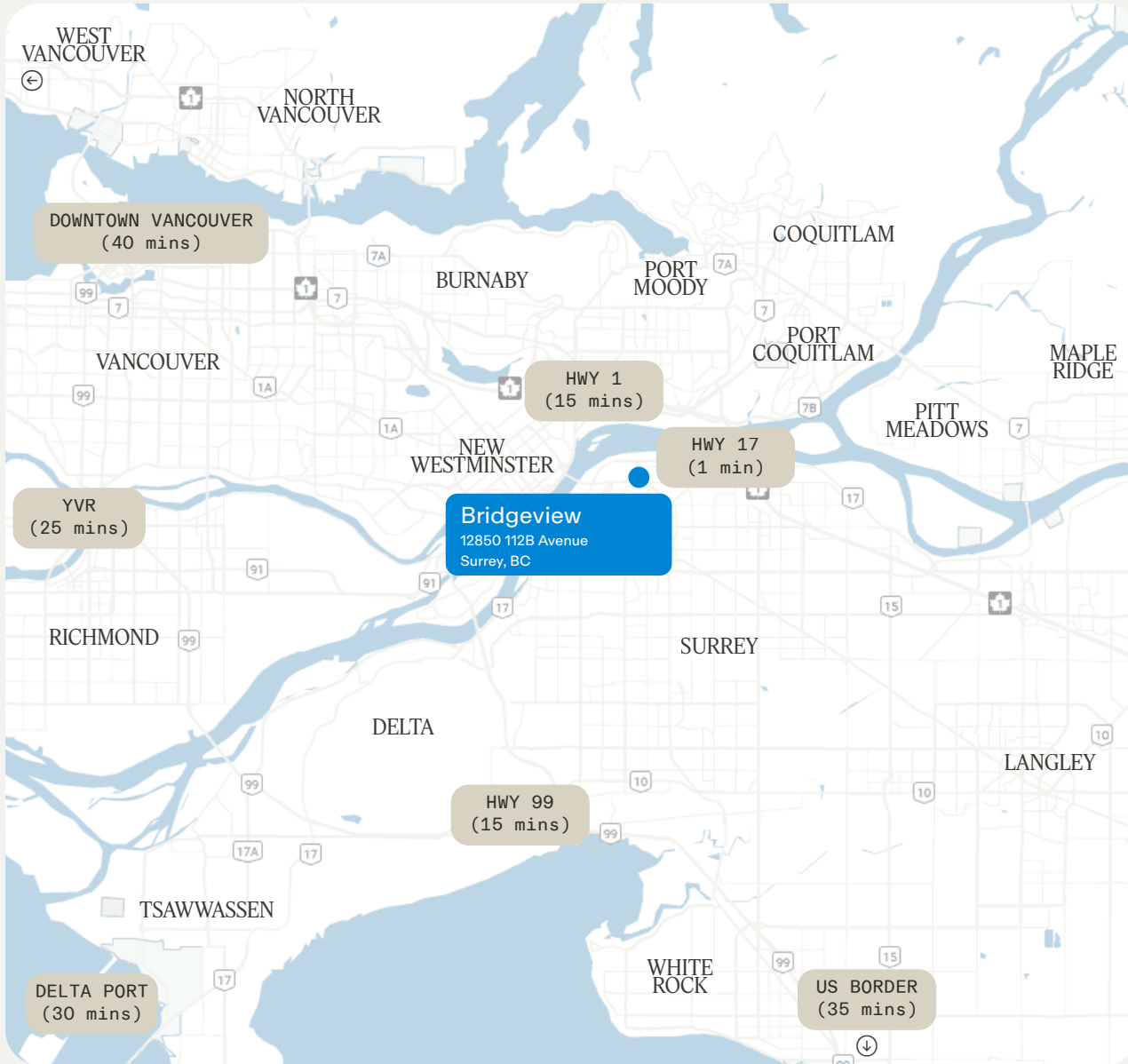
BUILDING FEATURES

- 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

- 4 dock loaders with doors
- 1 grade-level loading bays 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

Bosa Properties
1201-838 West Hastings St
Vancouver, BC V6C 0A6

Office 604 416 0286

→ bosaproperties.com

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