

**#102 & 103**  
**15030 54A Avenue**  
Surrey, BC

**Modern State-Of-The-Art 136,268 SF Warehouse**  
**55 Minutes From Downtown Vancouver**



**Fraser Rowland**

Vice President  
CBRE Limited | Industrial Properties  
+1 604 727 2267 | fraser.rowland@cbre.com

**Terry Butt**

Personal Real Estate Corporation  
Associate Vice President  
CBRE Limited | Industrial Properties  
+1 778 372 1949 | terry.butt@cbre.com



# Opportunity

CBRE Limited is pleased to present the rare opportunity in the 100,000–150,000 SF range, this modern 132,268 SF warehouse; only three years old and featuring a 32' clear ceiling height, is ideally located just 15 minutes south-east of Annacis Island, within the Panorama Ridge Business Park, built by Beedie.

**PROPERTY DETAILS**

**Available Area (approx.)**

Office	10,412 SF*
Warehouse	125,856 SF
<b>Total</b>	<b>136,268 SF</b>

**Designed To Split Into 2 Units**

- #102: 80,125 SF incl. 4,036 SF office
- #103: 55,543 SF incl. 6,370 SF office

**Additional Rent**

\$5.81 PSF (2026 est.)

**Sublease Rate**

\$19.00 PSF

**Loading**

18 Dock and 4 Grade Doors

**Zoning**

IB-2 (Business Park 2)

**Availability**

60 Days Notice

**Headlease Expiry**

August 31, 2033

**Ceiling Height**

32' Clear



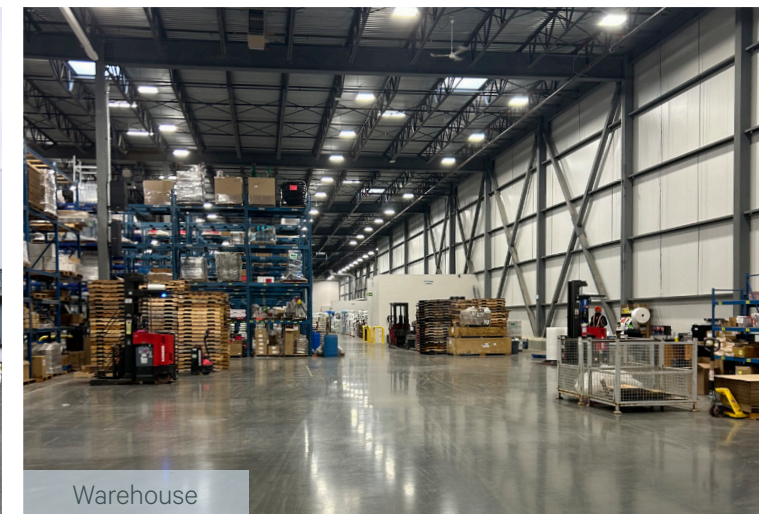
Entrance



Office Area



Dock & Grade Loading



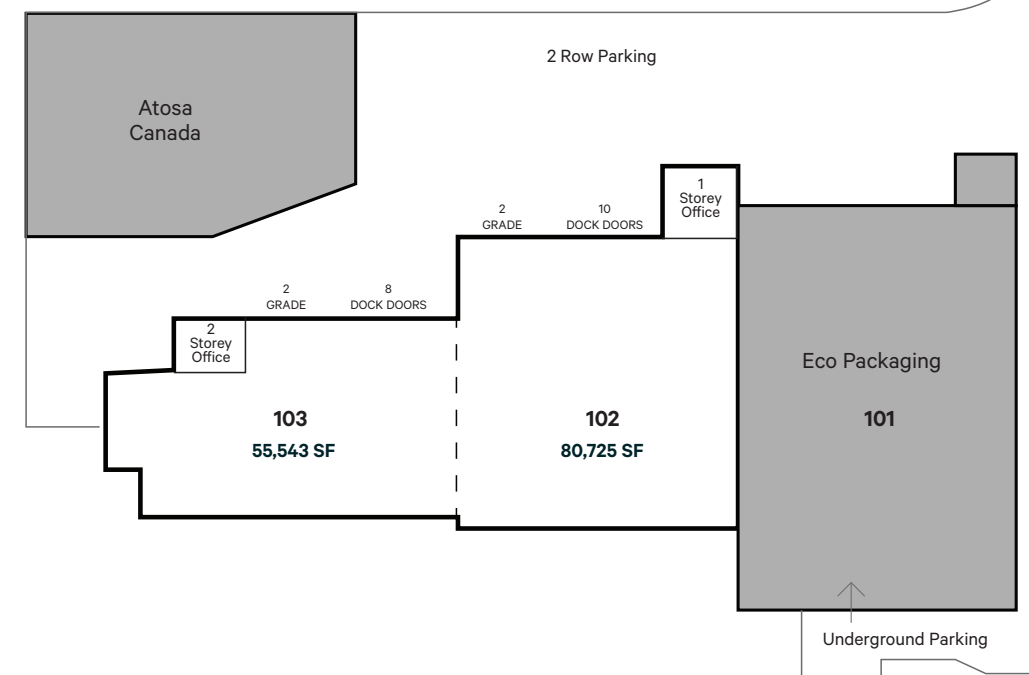
Warehouse



**FEATURES**

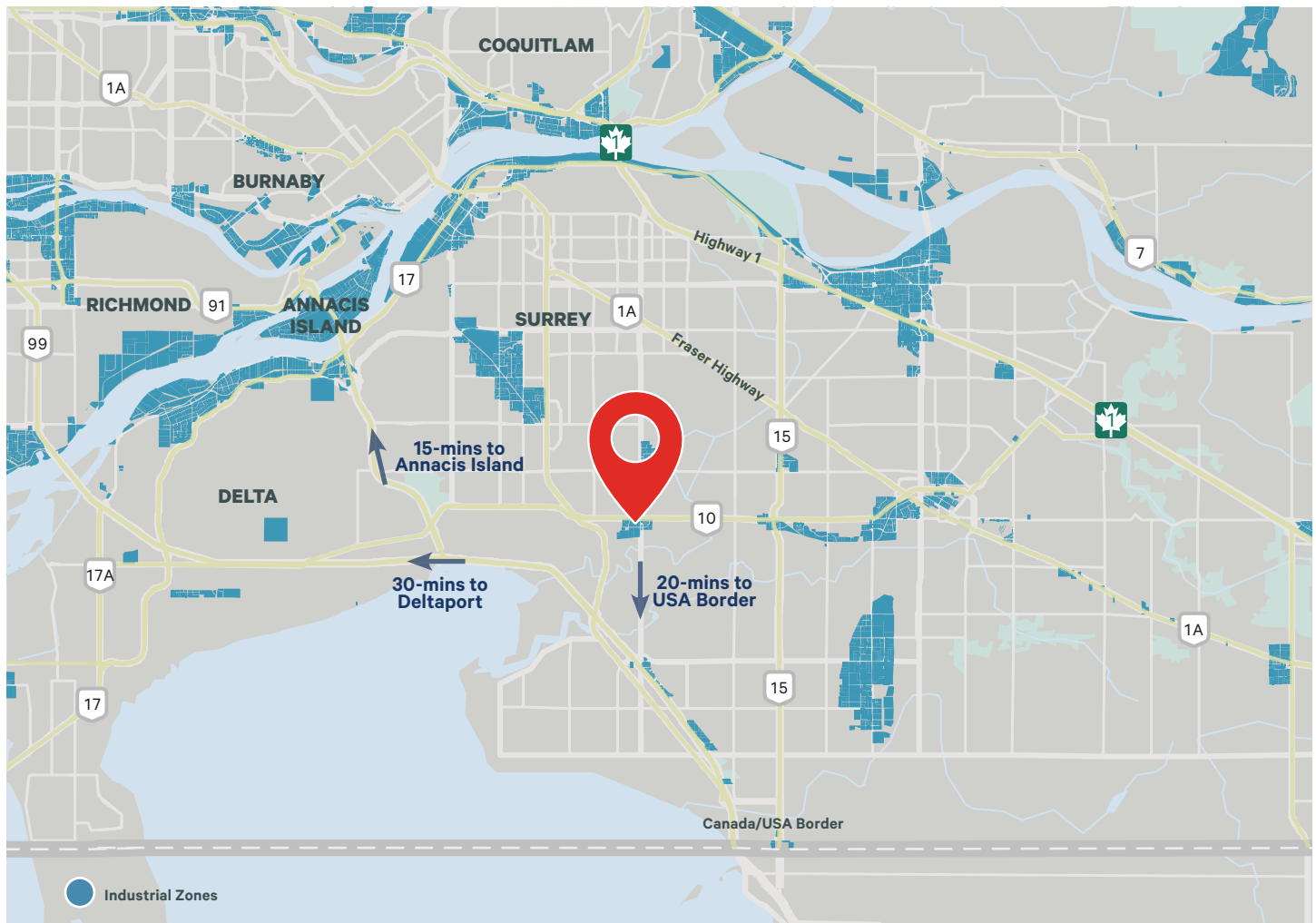
- **Parking:** 125 Stalls (including underground parkade)
- **Floor Load:** 500 lbs/SF above underground parking, 700 lbs/SF
- **Loading:** electric doors and hydraulic levelers
- **Lighting:** high-efficiency LED fixtures
- **Fire Protection:** ESFR sprinkler system
- **Security:** secure loading court & parking area
- **Connectivity:** Telus Fibre Optic
- **Storage:** dedicated chemical storage room
- **Ventilation:** recirculation fans
- **Skylights:** 6' x 6' translucent panels

**FLOORPLAN**



## Location

Strategically located in Surrey's Colebrook industrial hub, The Property offers exceptional connectivity with direct access to Highway 10 and King George Boulevard, plus quick links to major routes including the Trans-Canada Highway and the U.S. border. Commuters enjoy convenient transit options via bus routes 345, 342, 372, and 375, while businesses benefit from a strong local workforce in this thriving industrial corridor.



## FOR MORE INFORMATION CONTACT

### Fraser Rowland

Vice President  
CBRE Limited | Industrial Properties  
+1 604 727 2267  
fraser.rowland@cbre.com

### Terry Butt

Personal Real Estate Corporation  
Associate Vice President  
CBRE Limited | Industrial Properties  
+1 778 372 1949  
terry.butt@cbre.com

**CBRE**  
cbre.ca/properties

CBRE Limited | 1021 West Hastings Street | #2500 | Vancouver, BC V6E 0C3 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.