

PACIFICLINK
INDUSTRIAL PARK

FOR LEASE

11796 103A Avenue, Surrey, BC

77,678 SF Large-Format Distribution Facility with Multi-Dock Loading, Secured Yard, and Trailer Parking in Metro Vancouver's Premier Industrial Corridor



Ryan Kerr*, Principal
604 647 5094
ryan.kerr@avisonyoung.com
**Ryan Kerr Personal Real Estate Corporation*

Joe Lehman*, Principal
604 757 4958
joe.lehman@avisonyoung.com
**Joe Lehman Personal Real Estate Corporation*

Garth White*, Principal, SIOR
604 757 4960
garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

Bryn Cartwright, Associate Vice President
604 647 5093
bryn.cartwright@avisonyoung.com

DEVELOPED BY

wesgroup

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**AVISON
YOUNG**

Opportunity

On behalf of Wesgroup, Avison Young is pleased to present the opportunity to lease a large-format distribution facility in **Pacific Link Industrial Park**, a new generation of premier industrial development within Surrey's Bridgeview logistics hub.

Located at **11796 103A Avenue**, the property comprises **77,678 SF on 4.99 acres** and is ideally suited for occupiers seeking scale, functionality, and strategic connectivity. The modern facility features high-quality office space with employee amenities, a functional multi-dock loading configuration, and grade loading to accommodate a wide range of operational requirements.

A large paved and secured excess yard provides exceptional flexibility for outdoor storage, trailer parking, and efficient vehicle maneuverability. Flexible industrial zoning permits a broad range of uses, including manufacturing and processing, machinery and equipment sales and storage, outdoor storage, parking, and loading.

Strategically positioned with immediate access to Highway 17 (South Fraser Perimeter Road) and Scott Road, the property provides excellent connectivity throughout Metro Vancouver, major transportation corridors, port facilities, and the U.S. border, making it an outstanding opportunity for logistics, warehousing, manufacturing, and distribution users.

Property Details

AVAILABLE AREA

Office	3,383 SF
Office Mezzanine	4,427 SF
Warehouse	69,868 SF
Total	77,678 SF

SITE SIZE

4.99 acres

ZONING

CD - Comprehensive Development Zone

ASKING LEASE RATE

\$22.00 PSF, net

ADDITIONAL RENT

\$4.92 PSF *
**2026 est., excludes Management Fees & Utilities*

AVAILABILITY

February 2027



Key Features



CONSTRUCTION
Reinforced concrete tilt-up



YEAR BUILT
2018



DOCK LOADING
Forty (40) dock-level loading doors (8'6" x 9') with hydraulic levellers



GRADE LOADING
Two (2) 12' x 14' grade-level loading doors



CEILING HEIGHT
32'8" clear



POWER
600 amps, 347/600 volt, 3-phase electrical supply



FLOOR LOAD CAPACITY
Warehouse: 500 lbs PSF
Mezzanine/Office: 100 lbs PSF



COLUMN SPACING
Approximately 50' x 50'



SPRINKLERS
ESFR sprinklers system



HEATING
Office: Rooftop AC units
Warehouse: Gas-fired unit heaters



LIGHTING
High-efficiency LED fixtures throughout



YARD/STORAGE
Gated and secured, allows for on-site trailer storage



PARKING
Eighty-one (81) reserved stalls



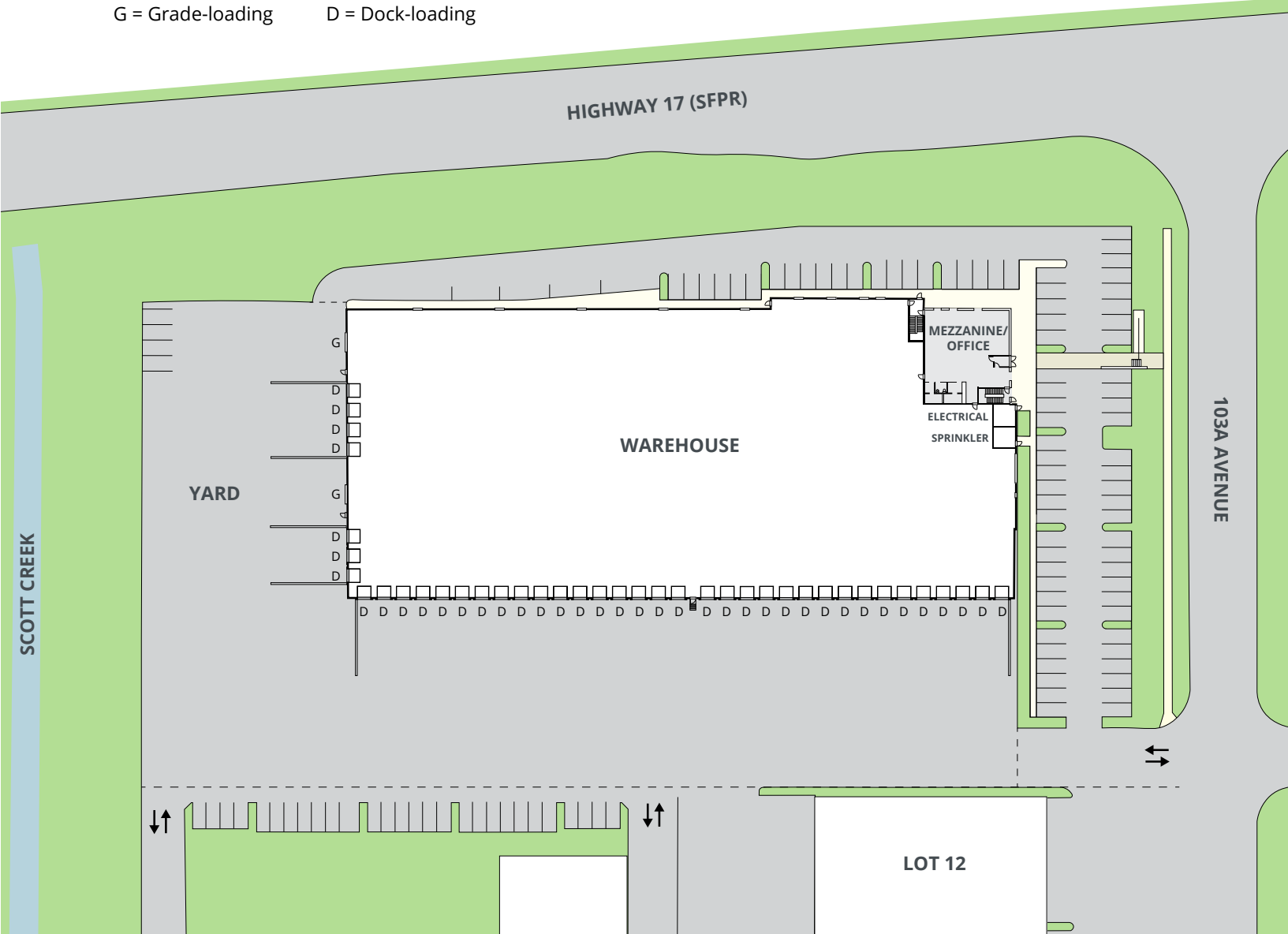
OFFICE
Multiple private offices, reception area, kitchenette/lunchroom, and boardroom

Site Plan



Building Plan

G = Grade-loading D = Dock-loading



Location

Pacific Link Industrial Park is strategically located at the intersection of South Fraser Perimeter Road and Scott Road in North Surrey's established Bridgeview industrial area. Positioned in the geographic centre of Metro Vancouver, the property provides excellent access to major highways (situated on Highway 17), rail corridors, and port infrastructure, making it well suited for logistics, warehousing, and distribution operations. With close proximity to Fraser Surrey Docks and strong connections to the region's Pacific Gateway network, including the Roberts Bank Terminal 2 expansion and the new Staləwasəm Bridge, the location offers efficient regional connectivity for industrial users moving goods throughout the Lower Mainland and beyond.

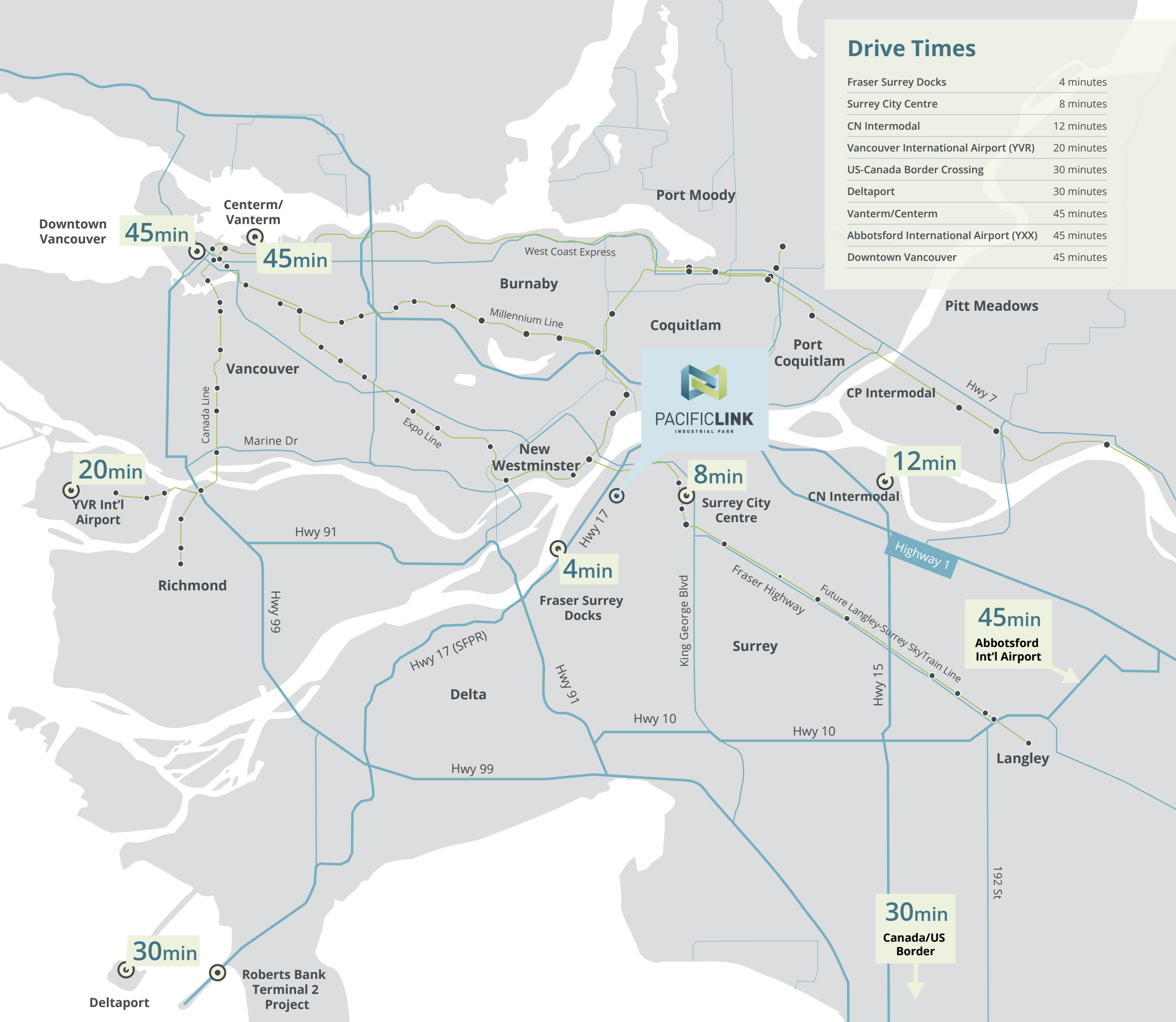
Surrounded by established industrial users such as Fedex, Transforce, PODS and Williams Machinery, Pacific Link Industrial Park benefits from exceptional regional connectivity. Businesses operating from this location can efficiently service the entire Lower Mainland within 45 minutes, making it an ideal setting for modern logistics, warehousing, and distribution operations.

Amenities

Pacific Link is supported by a growing retail village with direct exposure to high-traffic Scott Road. Nearby retailers include Lordco, Burger King, Quiznos, Starbucks, Freshslice Pizza, and Quesada Burritos & Tacos, providing convenient amenities for tenants and visitors.

Transit

Nearby Scott Road SkyTrain Station provides fast and reliable access along the Expo Line, connecting employees to key destinations across Metro Vancouver. This convenient transit option improves commuting flexibility and significantly broadens the available labour pool, making the location more accessible for workers across the region.





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avisonyoung.ca

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