

Colliers Macaulay Nicolls Inc., Brokerage



FOR LEASE

12091 88 Avenue, Surrey, BC

Presented by

Raj Sidhu PREC*

Geoffrey Charters

Adam Rabeda PREC*

Accelerating success.

Multi-Use Industrial Facility Offering Exceptional Flexibility | Situated for Logistics, Manufacturing, Storage and Other Light Industrial Uses

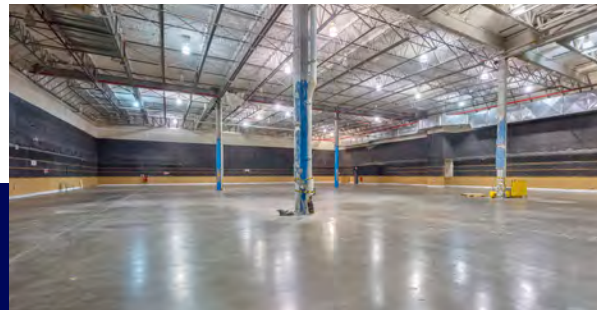
The Opportunity

12091 88 Avenue | Surrey BC

A rare opportunity to lease nearly 200,000 square feet of versatile industrial space on 13.8 acres in West Newton, Surrey. This site is ideal for logistics operations, overflow warehouse, manufacturing, and many other compatible industrial uses such as distribution, assembly, packaging, large-scale storage or third-party logistics (3PL).

Originally constructed for Pacific Press, this large-format facility offers a highly flexible layout with the ability to demise the space into smaller units, accommodating a wide range of operational requirements. The property features close to 148 parking stalls and a substantial yard area, making it ideal for fleet parking, outdoor storage, or container handling. With heavy power, multiple loading points, and excellent access to major transportation corridors, 12091 88 Avenue provides a unique opportunity for companies seeking a combination of indoor and outdoor functionality within Metro Vancouver's core industrial market.

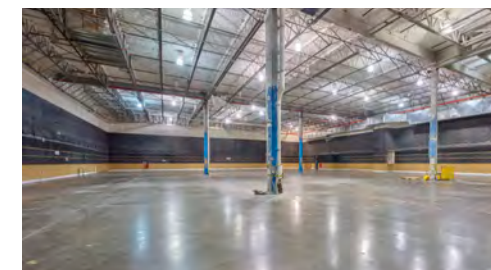
Suitable for tenants looking for scalable space with exceptional access, functionality, and visibility. Its size, infrastructure, and adaptability make this one of the most versatile and well-positioned properties in the region.



Salient Facts

Features

- Climate controlled
- Mechanical and electrical upgrades
- General office area, production offices, corporate offices, boardroom, lunchroom, locker rooms with washroom and shower facilities
- Concrete and steel frame/steel clad construction
- Fully sprinklered
- Convenience loading, access, and egress
- Gym facility
- Multiple kitchen and break room areas



Civic Address 12091 88 Avenue, Surrey

PID 023-290-510

Site Area 13.81 Acres*

Main Level 124,030 SF

Second Level 50,250 SF

Third Level (Mechanical) 21,680 SF

Total 195,960 SF

Parking 148 Stalls

Property Tax (2025) \$749,094.30

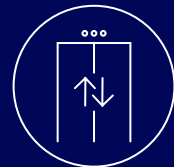
Zoning IL - Light Impact Industrial Zone

Lease Rate **Starting at \$14.50 PSF**

Property Highlights



7.5 Megawatts power, 3-25 KVA transformers



1 passenger elevator (hydraulic) 1,680 kg capacity

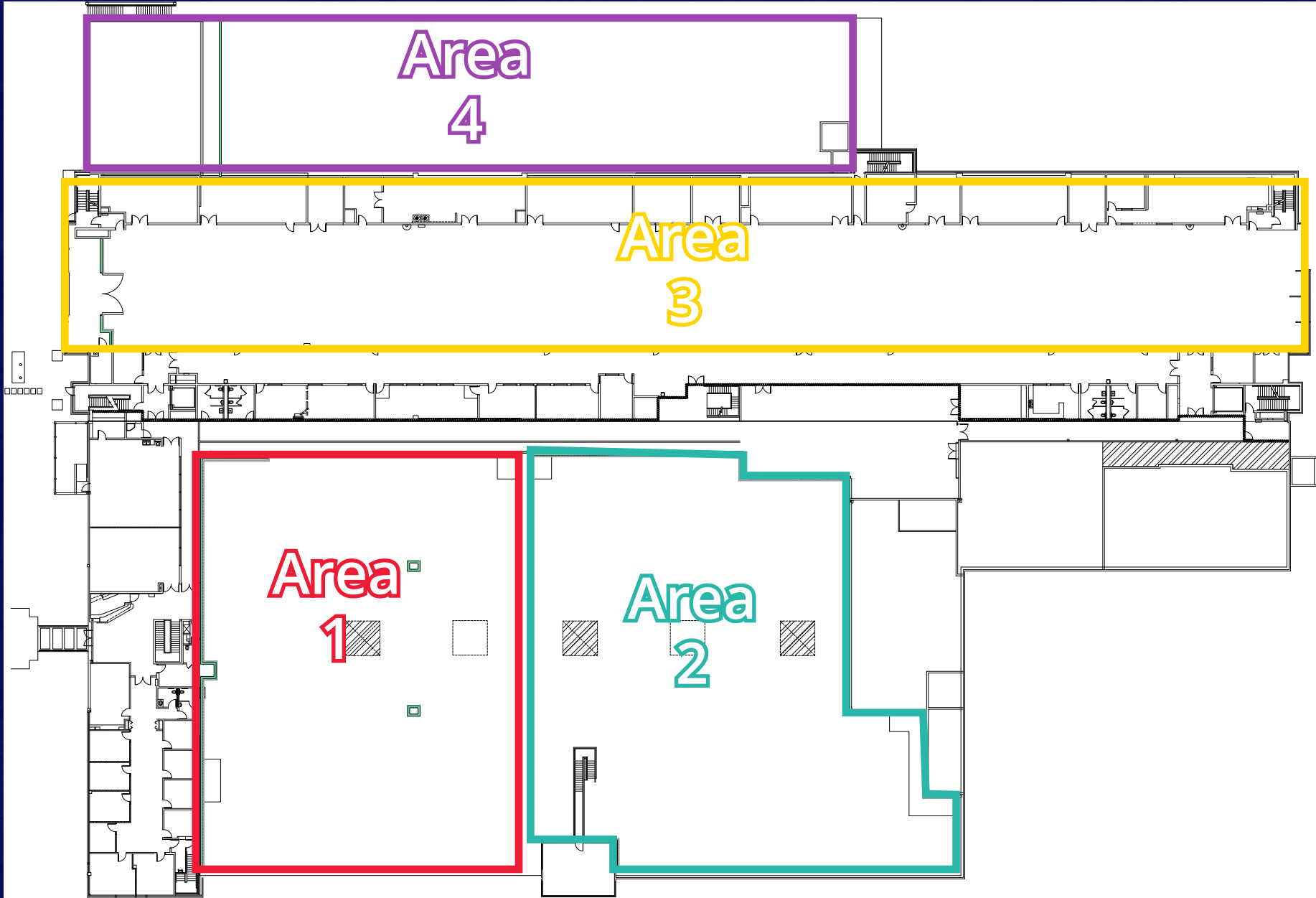


1 freight elevator (hydraulic) 2,725 kg capacity



6 loading doors dock (with electronic levelers)

Floor Plan



Area 1



- Stage size: 20,100 SF
- Clear Ceiling Height: 23' to 26' clear
- Fully soundproofed
- Exhaust

Area 2



- Stage size: 18,900 SF
- Clear Ceiling Height: 23' to 26' clear
- Fully soundproofed
- Exhaust

Area 3



- Stage Size: 19,500 SF
- Clear Ceiling Height: 43' to underside of catwalk, and 51' clear to underside of ceiling joists
- 44' to 46' wide, 460' length
- Fully soundproofed
- Ability to generate artificial rainfall
- 5' walkway

Area 4



- Stage size: 12,800 SF
- Clear Ceiling Height: 18' clear
- Fully soundproofed
- Exhaust



Raj Sidhu

Personal Real Estate Corporation
Vice President
+1 778 882 7304
raj.sidhu@colliers.com

Geoffrey Charters

Vice President
+1 778 834 2471
geoffrey.charters@colliers.com

Adam Rabeda

Personal Real Estate Corporation
Associate Vice President
+1 604 376 5121
adam.rabeda@colliers.com

Colliers

13450 102 Avenue
Suite 1850
Surrey, BC, V3T 5X3
+1 604 681 4111

collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage