



- **Bridgeview Location**
- **4,700 SF Warehouse/Office Space**

Location

The property is located within the South Westminster/Bridgeview Industrial Park, home to Day N Ross Freight, Overland West Freight Lines, Central City Brewers & Distillers to name a few. The property fronts 132A Street just off 115th Avenue which connects to Bridgeview Drive providing excellent proximity to King George Highway and the South Fraser Perimeter Road (SFPR), a four-lane highway that will connect Deltaport, Highways 91/99, and Highway 1.

Highlights

- Quality concrete construction
- 21' clear ceilings
- 3 phase power
- Multiple grade loading

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FOR LEASE | INDUSTRIAL UNIT 3 - 11528 132A STREET SURREY, BC

Zoning

IL (Light Impact Industrial) permits a wide variety of uses including light manufacturing, warehousing and storage. A full copy of the bylaw will be provided upon request.

Features

- ▶ 21' ceilings
- ▶ 3 phase electrical service
- ▶ 2 grade loading doors (14' x 12')
- ▶ T5 lighting
- ▶ Washroom
- ▶ Forced-air unit heater
- ▶ Quality concrete construction

Available Space

| | |
|-----------|----------|
| Warehouse | 4,570 SF |
| Office | 130 SF |
| Total | 4,700 SF |

Basic Rent

Starting at \$12.50 PSF per annum*

Taxes & Operating Costs (2020)

\$4.00 PSF per annum*

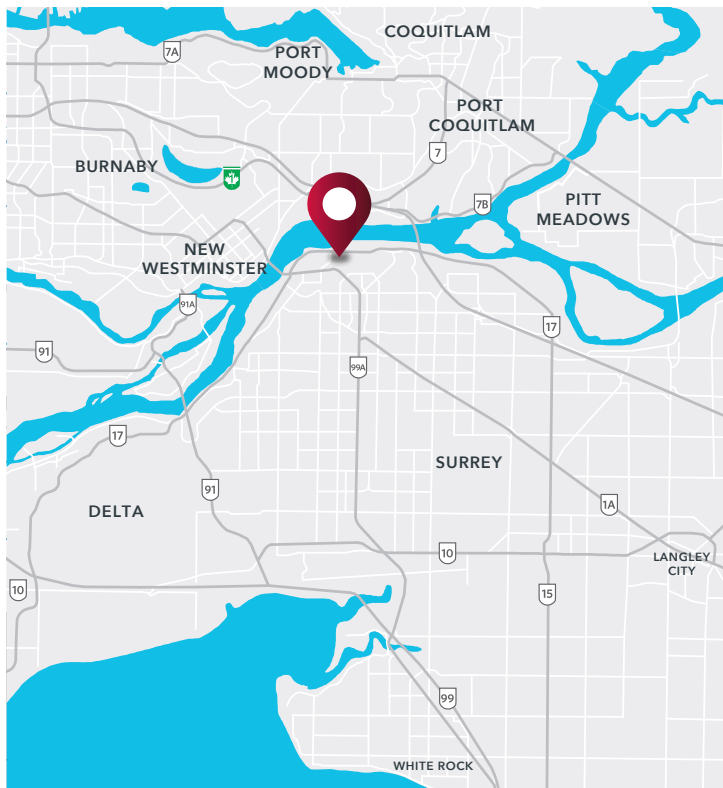
Total Monthly + GST

Starting at \$6,462.50

Availability

May 1, 2021

**All rental amounts are approximate and subject to change without notice.*



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