bosa properties

JLL

for lease

bridge view

12850 112b ave

SURREY — BC

49,485 SF of industrial warehouse space with dock and grade loading



bridge view

12850 112B AVE

A rare, brand-new industrial property for lease in Surrey, BC

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.



LEASE RATE

Please contact Listing Agents

ADDITIONAL RENT

$5.93 PSF (2026. est)



BUILDING FEATURES

- Insulated concrete panel construction
- 32' clear ceiling heights
- 4 dock loaders with doors
- 1 grade-level loading bay with ramp
- 3-phase, 600-volt, 700 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



bridge view

12850 112B AVE

49,485 SF of industrial space with dock + grade loading

FLOOR AREA SUMMARY

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

LEASE RATE
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ADDITIONAL RENT
$5.93 PSF (2026. est)

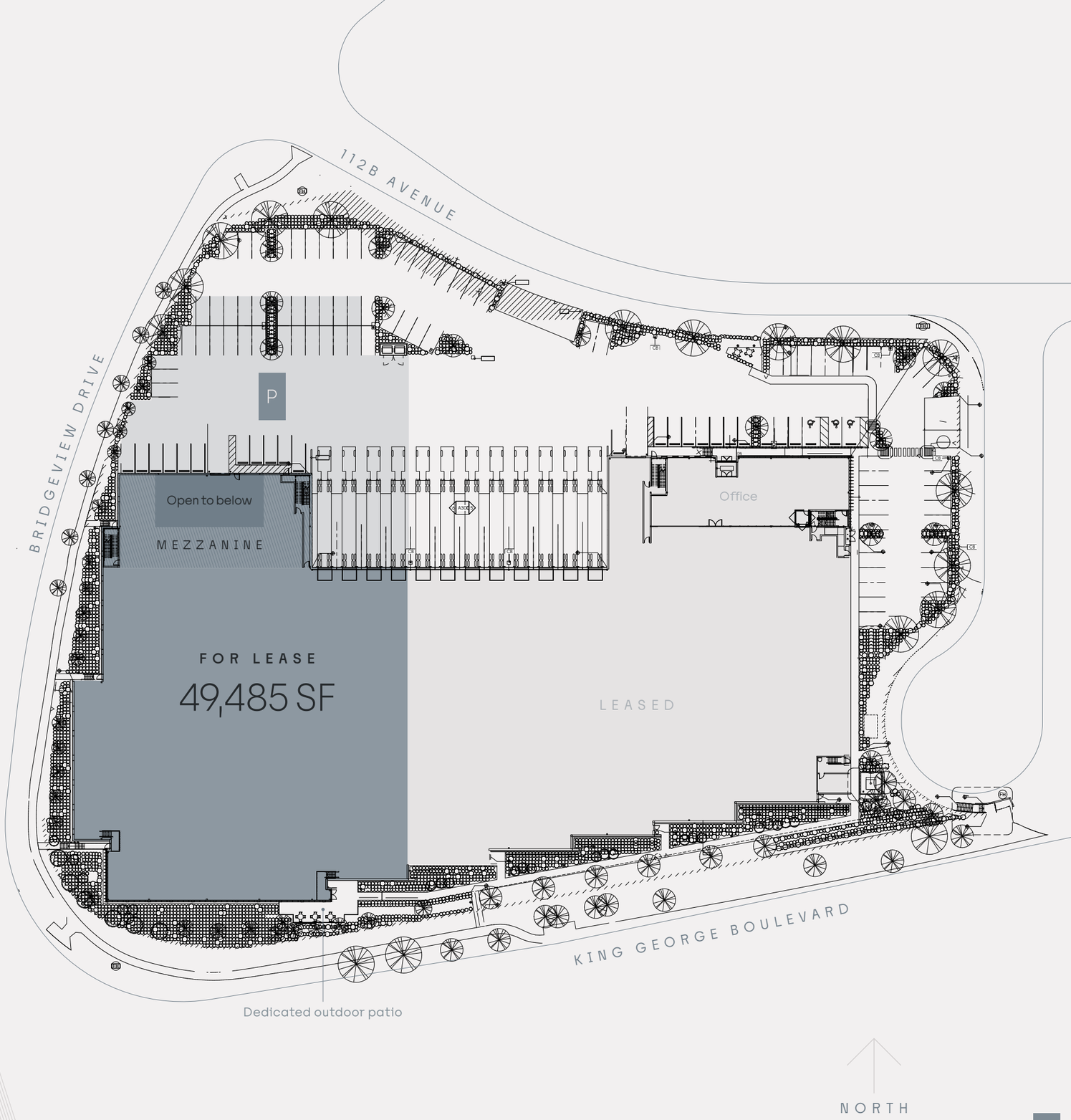
AVAILABLE
Immediately

CEILING HEIGHT
32' clear

LOADING
4 dock / 1 grade

ZONING
IL (Light Industrial)

PARKING STALLS
36



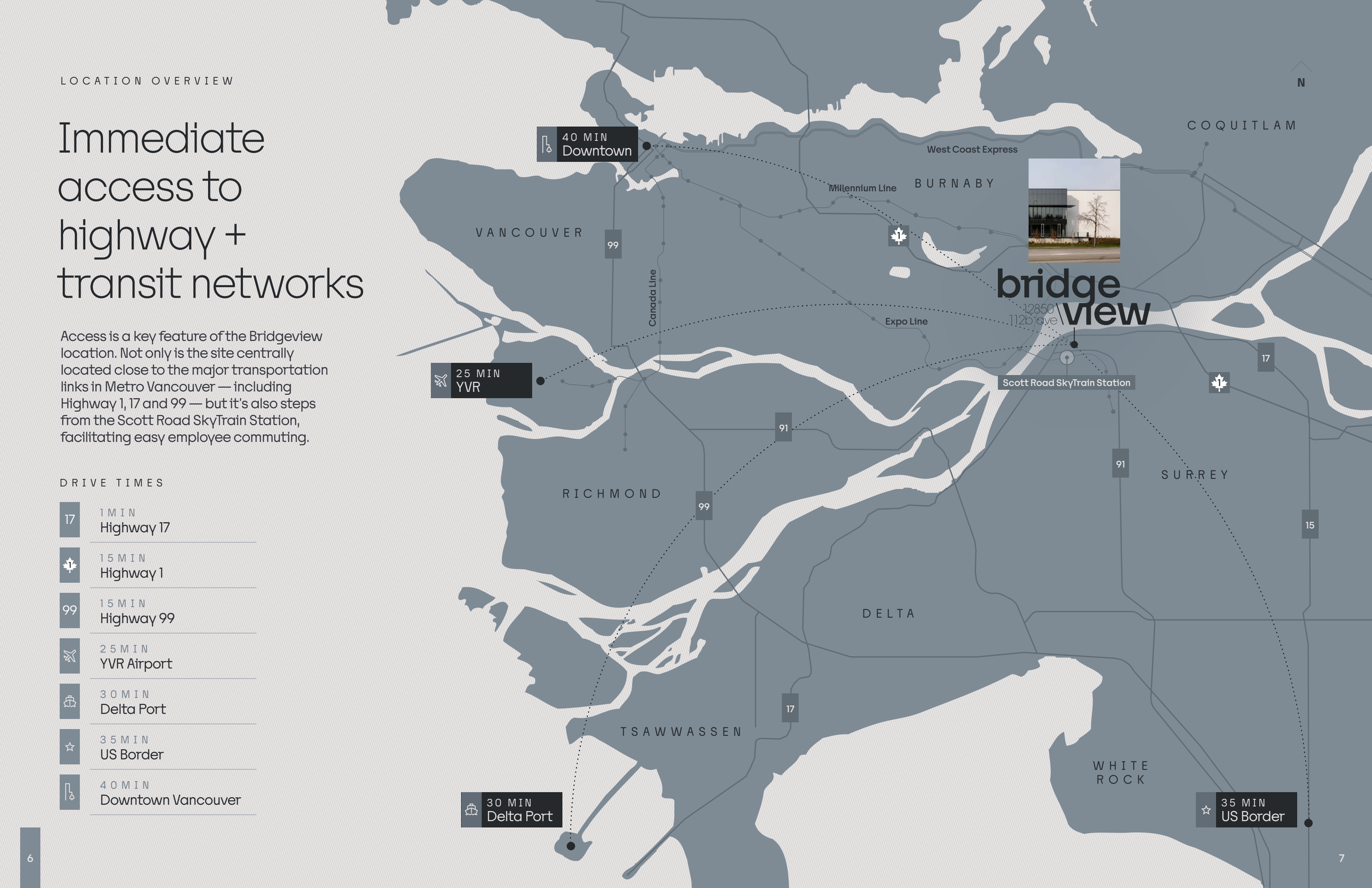
LOCATION OVERVIEW

Immediate access to highway + transit networks

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.

DRIVE TIMES

17	1 MIN	Highway 17
1	15 MIN	Highway 1
99	15 MIN	Highway 99
	25 MIN	YVR Airport
	30 MIN	Delta Port
	35 MIN	US Border
	40 MIN	Downtown Vancouver



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For more information, please contact

BRUNO FIORVENTO*

Executive Vice President

+1 604 551 1863

bruno.fiorvento@jll.com

STEFAN MORISSETTE*

Senior Vice President

+1 604 657 0801

stefan.morissette@jll.com

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