

FOR LEASE

INDUSTRIAL WAREHOUSE



Units A, B, C - 11568 132A St Surrey, BC



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 **STONEHAUS**
REALTY



The Opportunity

Iconic Properties Group is pleased to present **Units A, B, and C at 11568 132A Street**, a well-positioned leasing opportunity within Surrey's established **Bridgeview Industrial Park**. Each unit offers approximately **1,200 SF** of functional industrial space featuring **one grade-level loading door, an office or reception area, a private washroom, and one designated parking space**.

The property is zoned **IL** and benefits from prominent frontage along 132A Street. The surrounding area is home to major industrial occupiers including Day & Ross Freight, Overland West Freight Lines, OG Tires & Rims, and Williams Machinery.

HIGHLIGHTS



Three 1,200 SF Units

Units A, B, and C each offer approximately 1,200 SF of functional industrial space.



Grade-Level Loading

Each unit features one grade-level loading door for efficient shipping, receiving, and daily operations.



Private Office & Amenities

Includes an office or reception area, private washroom, and one designated parking space per unit.



Established Bridgeview Location

IL-zoned property with frontage along 132A Street, surrounded by major industrial occupiers.

Property Overview

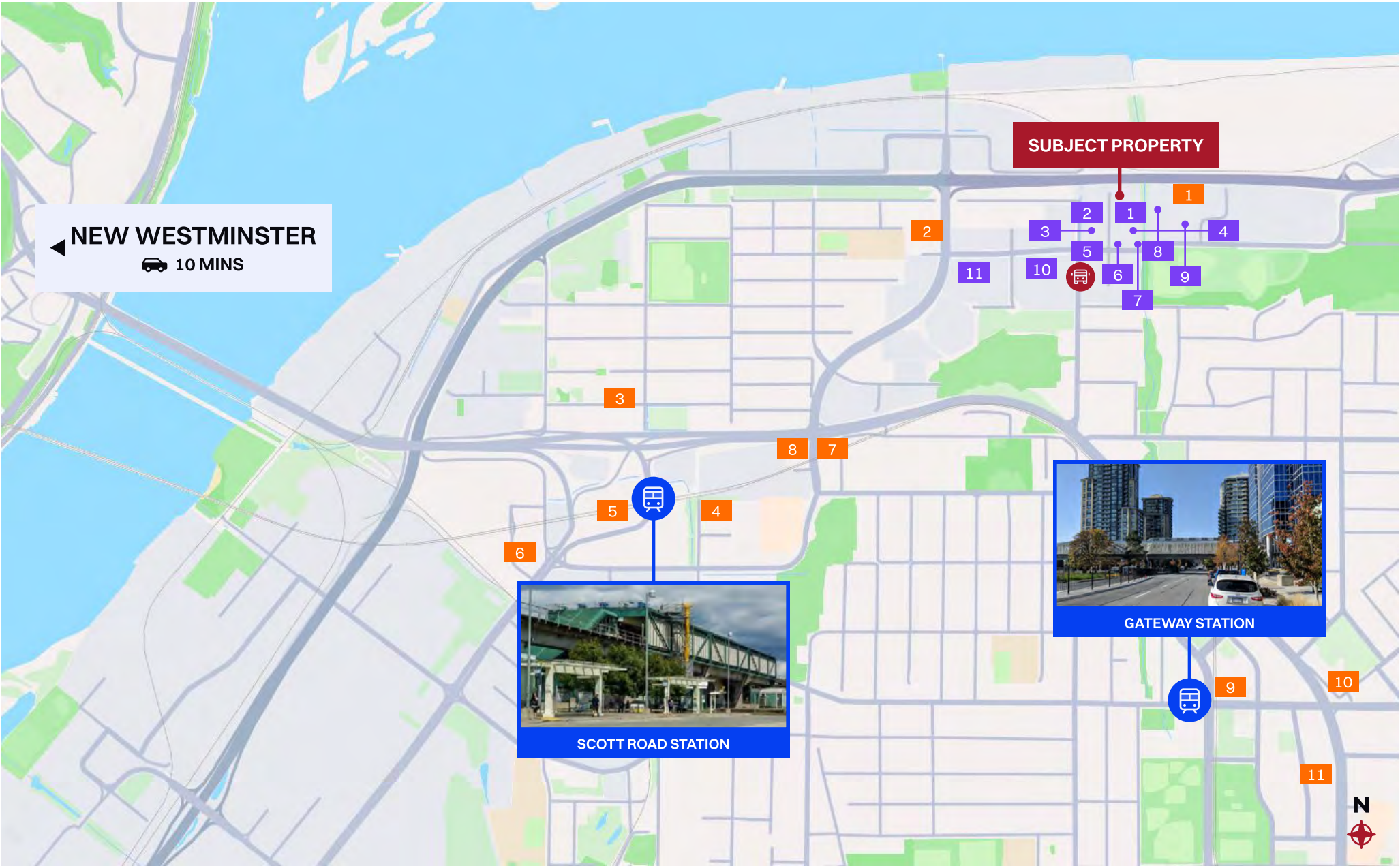
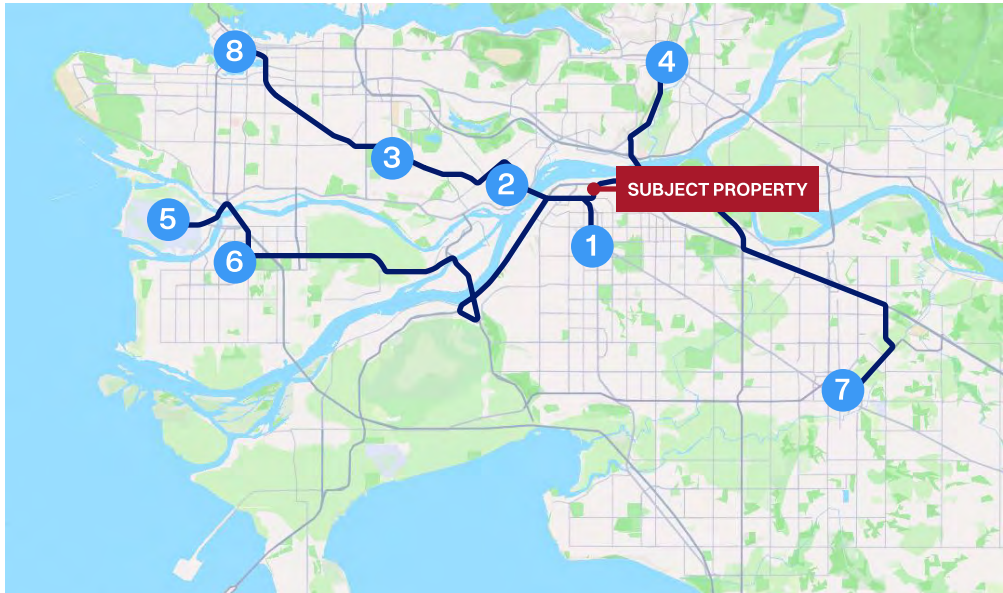
ADDRESS	11568 132A Street, Surrey, BC
NEIGHBORHOOD	Bridgeview Industrial Park
ZONING	IL
YEAR BUILT	1987
FLOOR AREA	1,200 SF/Unit
UNIT DIMENSIONS	41' × 29.3'
LOADING DOORS	1 Grade Door/Unit
PARKING	1 Stall/Unit
GROSS RENT	\$3,000/Month/Unit



Location Overview

Strategically located within Surrey's established Bridgeview Industrial Park, the property benefits from prominent frontage along 132A Street and excellent regional connectivity. The SFPR Bridgeview interchange is approximately two minutes away, while the Pattullo Bridge is about six minutes away, providing efficient access to Delta Port, Highways 91, 99 and 1, the Golden Ears Bridge, and key markets throughout Metro Vancouver and the Fraser Valley. Surrey City Centre and New Westminster are within approximately 10 minutes, Metrotown and Coquitlam Centre are about 25 minutes away, and Richmond, YVR Airport, and Langley City can be reached in approximately 35 minutes.

Key Destination	Approx. Driving Time
1 Surrey City Centre	8 minutes
2 New Westminster	10 minutes
3 Metropolis at Metrotown	25 minutes
4 Coquitlam Centre	25 minutes
5 YVR Airport	35 minutes
6 Richmond	35 minutes
7 Langley City	35 minutes
8 Downtown Vancouver	50 minutes

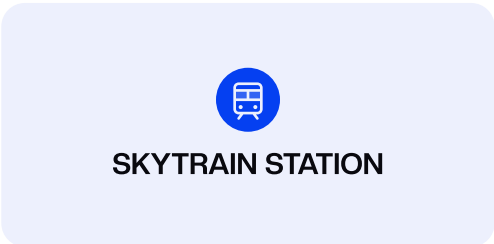


RESTAURANTS & CAFES

- 1 The Railway Cafe
- 2 Pizza 17
- 3 Kaur & Singh Foods & Pizza
- 4 Chai Coffee Company
- 5 Anytime Coffee
- 6 Subway
- 7 A&W
- 8 McDonald's
- 9 Gateway Java
- 10 Sushi Shogun
- 11 Taqueria Jalisco

KEY NEIGHBOURS

- 1 Alex Autobody
- 2 Cycle Wipers
- 3 Action Glass Inc.
- 4 Island Countertops Ltd.
- 5 Devon Truck Service
- 6 R B S Collision Repairs
- 7 Polar Bear Ice
- 8 Vancouver Auto Modification
- 9 Infinity Home
- 10 Day & Ross Freight
- 11 OG Tires & Rims



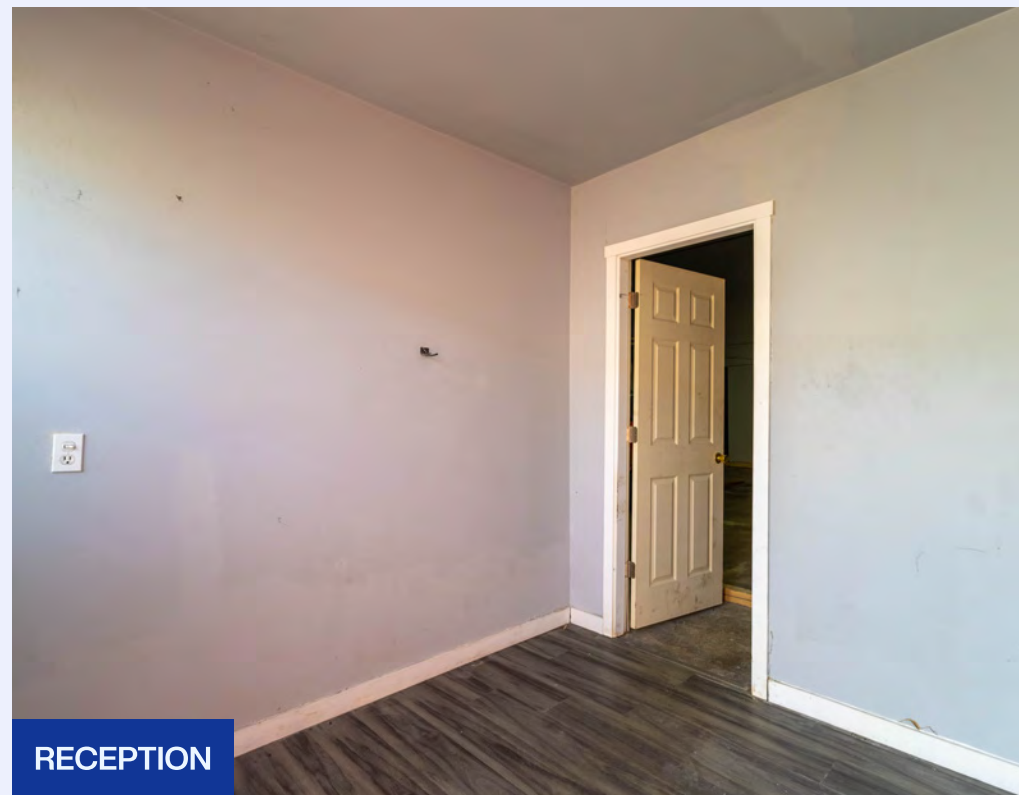
Gallery

UNIT A



Gallery

UNIT B



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