



For Sale: Industrial Building

11559 132A Street Surrey, BC

Lennard:

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The Opportunity

An exceptional opportunity to acquire a high-site coverage industrial building in Surrey's well established Bridgeview industrial district. The asset is positioned within a high-demand industrial node with strong regional demand. Property amenities include:

- Approximately 15,000 SF steel building
- 1 Grade Loading Door, 1 Dock Loading Door
- Front Office, Lunch Room and Office Mezzanine
- 18 foot ceilings
- Front Parking Area
- Fully Fenced and Gated
- 3 Phase Power Supply
- Available Immediately or with a short-term leaseback

Building Details

 Civic Address
**11559 132A Street,
Surrey, BC**

 Parcel Identifier (PID)
000-668-753

 Legal Description
**Lot 252 Section 10 Block 5 North
Range 2 West New Westminster
District Plan 57918**

 Property Taxes (2026)
\$49,087.34

Site & Building Characteristics

 Lot Size
21,851.35 SF

 Existing Improvements
15,000 SF steel industrial building

 OCP Designation
Industrial

 Ceiling Height
18 foot clear

 Year Built
1981

 Zoning
IL – Light Impact Industrial

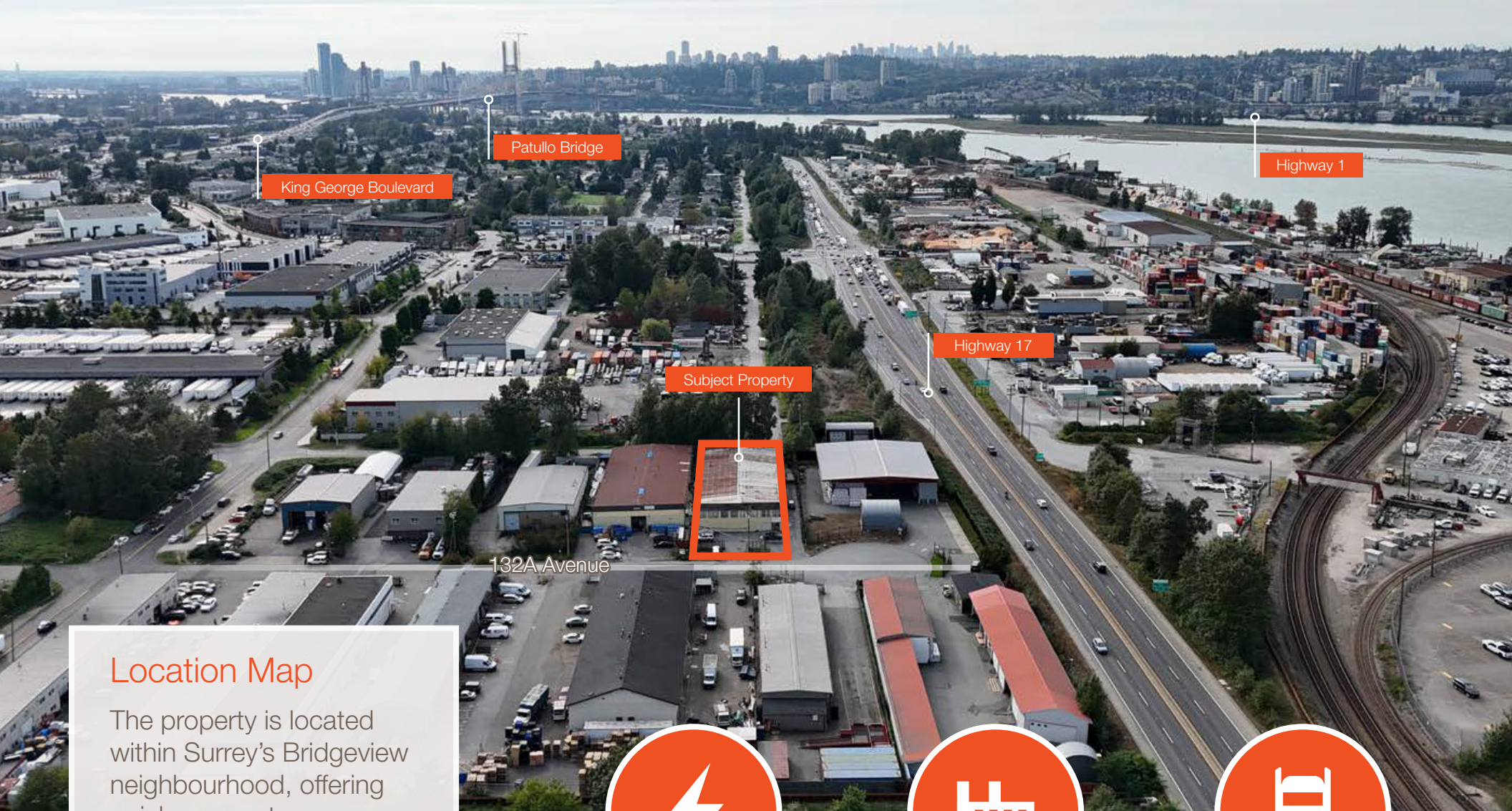


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Location Map

The property is located within Surrey's Bridgeview neighbourhood, offering quick access to:

- Highway 17 (South Fraser Perimeter Road)
- King George Boulevard
- Pattullo Bridge & Highway 1 connections



3 Phase Power



Steel Building



Immediate Access To
Trucking Routes



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