



FOR LEASE

Building 1

101-15030

54A Avenue

Surrey, BC



**113,517 SF TIER-ONE DISTRIBUTION
SPACE COMPLETING SUMMER 2023**

Developed by

Beedie/

Marketed by

CBRE

FOR LEASE

Building 1

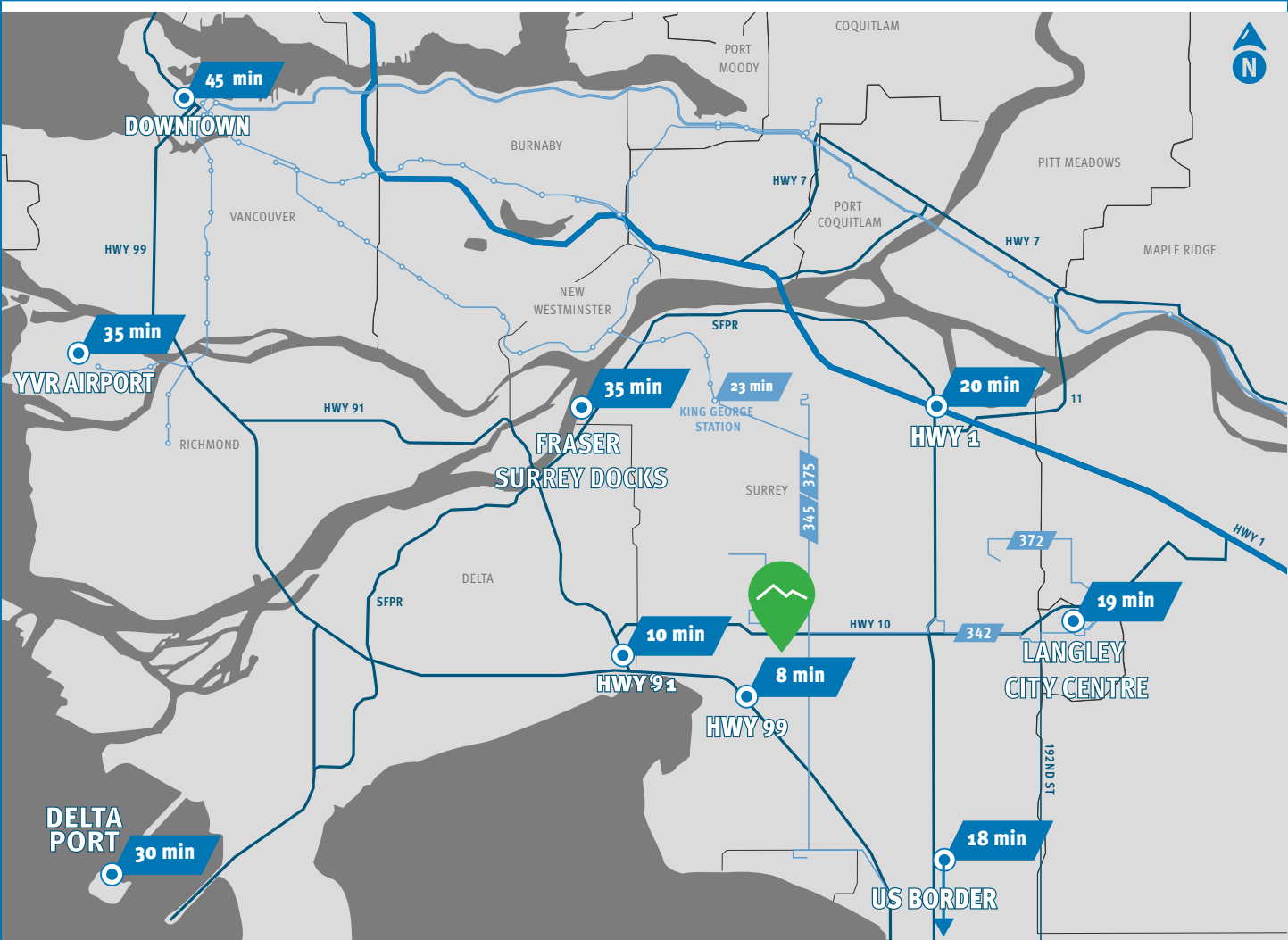
101-15030 54A Avenue

Surrey, BC

LOCATION

Located within Surrey’s Colebrook industrial area, Panorama Ridge Industrial (“Panorama Ridge”) is ideally situated directly off of Highway 10 between Colebrook and Newton. Panorama Ridge provides convenient connection to the Lower Mainland and beyond, with direct access to Highway 10, King George Boulevard, and proximity to major highways including the Trans-Canada as well as the US border.

The property offers excellent access for commuters with direct transportation to Surrey and Langley’s City Centre via bus 345, 342, 372, and 375. This densely populated industrial labour force area allows businesses to tap into a large pool of workforce supply and provides a convenient commute for employees.



OPPORTUNITY

On behalf of Beedie, CBRE is pleased to offer the rare opportunity to lease 113,517 SF of tier-one distribution space within Panorama Ridge. Panorama Ridge is Beedie’s latest one-of-a-kind, first-class facility featuring 110,242 SF of warehouse space and 3,275 SF of mezzanine space in Surrey’s fastest-growing commercial and residential hub.

Available for occupancy this summer, the property features significant glazing, secured underground parking with private and designated access, and a prominent signage opportunity at the entrance to the development.



UNIT AREA

113,517 SF



ZONING

IB-2 (Industrial Business Park 2)



COMPLETION DATE

Summer 2023

OCCUPANCY DATE

September 1, 2023



TAXES & OP. COSTS

\$3.52 PSF (2023 est.)

LEASE RATE

Contact Listing Agents





UNIT FEATURES

CONSTRUCTION

Concrete tilt-up insulated panels

CEILING HEIGHT

Warehouse (32' clear)
Mezzanine (11.5' clear)

SKYLIGHTS

6' x 6' translucent skylights

LOADING

Twelve (12) dock doors (8'6" x 10")
Two (2) grade doors (12' x 14')

POWER

800 amp, 347/600 volt

AIR MAKE-UP UNIT

8,000 CFM unit in warehouse

RECIRCULATION FANS

Ceiling fans located near loading doors

COLUMN SPACING

57' x 38.1 typical column spacing

FLOOR LOAD

500 lbs/SF live load over parkade; 700 lbs/SF live load slab on grade

PARKING

Seventy-Three (73) street level stalls & Forty-Three (43) secured underground parking stalls

INTERIOR WALLS

To be painted white for greater illumination

TELECOMMUNICATIONS

Fibre optic cable will be brought to the service room & distributed to each unit by TELUS

LIGHTING

High efficiency LED fixtures

HEATING

Gas-fired unit heaters in warehouse

SERVICE PLUS

12-month warranty on all material and workmanship defects from the date of substantial completion

SPRINKLER

ESFR sprinkler system

MARKETING PLAN



LEGEND

D = Dock Doors

G = Grade Doors

E = Electrical Room

M = Mechanical Room

Mezz = Mezzanine

S = Stairs

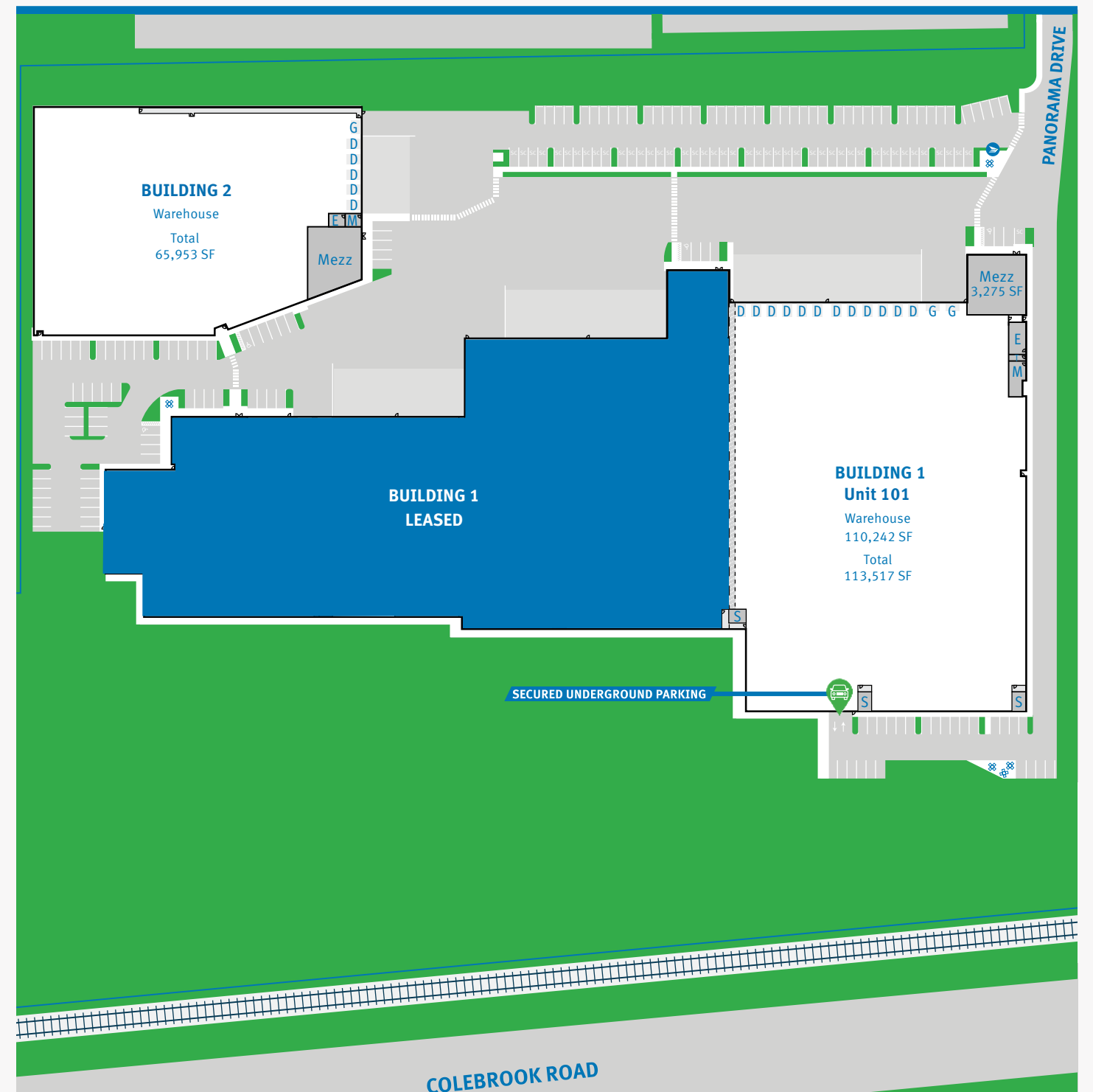
T = Telephone Room

☛ = Mailbox

⊗ = Amenity Space

⊠ = Potential Exit Corridor

🚗 = Secured Underground Parking





ABOUT THE DEVELOPER

Beedie/

LOCATION BENEFITS

ACCESS TO PUBLIC TRANSPORTATION

Serviced by transit routes 345, 342, 372, and 375, Panorama Ridge offers direct connection to Surrey City Centre with buses from King George Station operating every 20 minutes and direct connection to Langley City Centre and the Newton Exchange with buses operating every 15 minutes:

342 Eastbound to Langley City Centre

345 / 375 Northbound to Surrey City Centre

INDUSTRIAL LABOUR FORCE

Situated within one of the most densely populated industrial labour force regions within Metro Vancouver. Attract employees with short commute times and access to 450,830 employees living within 10km.

ABUNDANCE OF AMENITIES

Surrounded by mixed-use commercial, the area offers an abundance of retailers, restaurants, banks, and grocers, and is home to many well-known and reputable businesses:

SURROUNDING BUSINESSES PARKS

Benchmark Business Centre, Fama Business Park, Panorama Place, and Panorama Office Park.

NEIGHBOURING BUSINESSES

Black Press Media, Coastal Pacific XPress, FedEx, Excellent Ice, Exclusive Floors, Johnstone's Barbecues & Parts, King of Floors, Refresco, Sobeys, Sure Cold, and Thrifty Foods.

LOCAL AMENITIES

Big Ridge Brewing, BMO Bank of Montreal, Browns Socialhouse, Chevron, CIBC, Elevation Fitness, Fresh St. Market, RBC Royal Bank, Scotiabank, Service Canada, Shell, Shoppers Drug Mart, Starbucks, TD Canada Trust, Tim Hortons, The YMCA, and White Spot.

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of nearly 16 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

www.beedie.ca



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CBRE

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