



FOR LEASE

Building 2

**15010**

**54A Avenue**

Surrey, BC

AVAILABLE IMMEDIATELY

65,953 SF OF BRAND-NEW,  
CENTRALLY LOCATED INDUSTRIAL SPACE



Developed by

**Beedie/**

Marketed by

**CBRE**

## FOR LEASE

Building 2

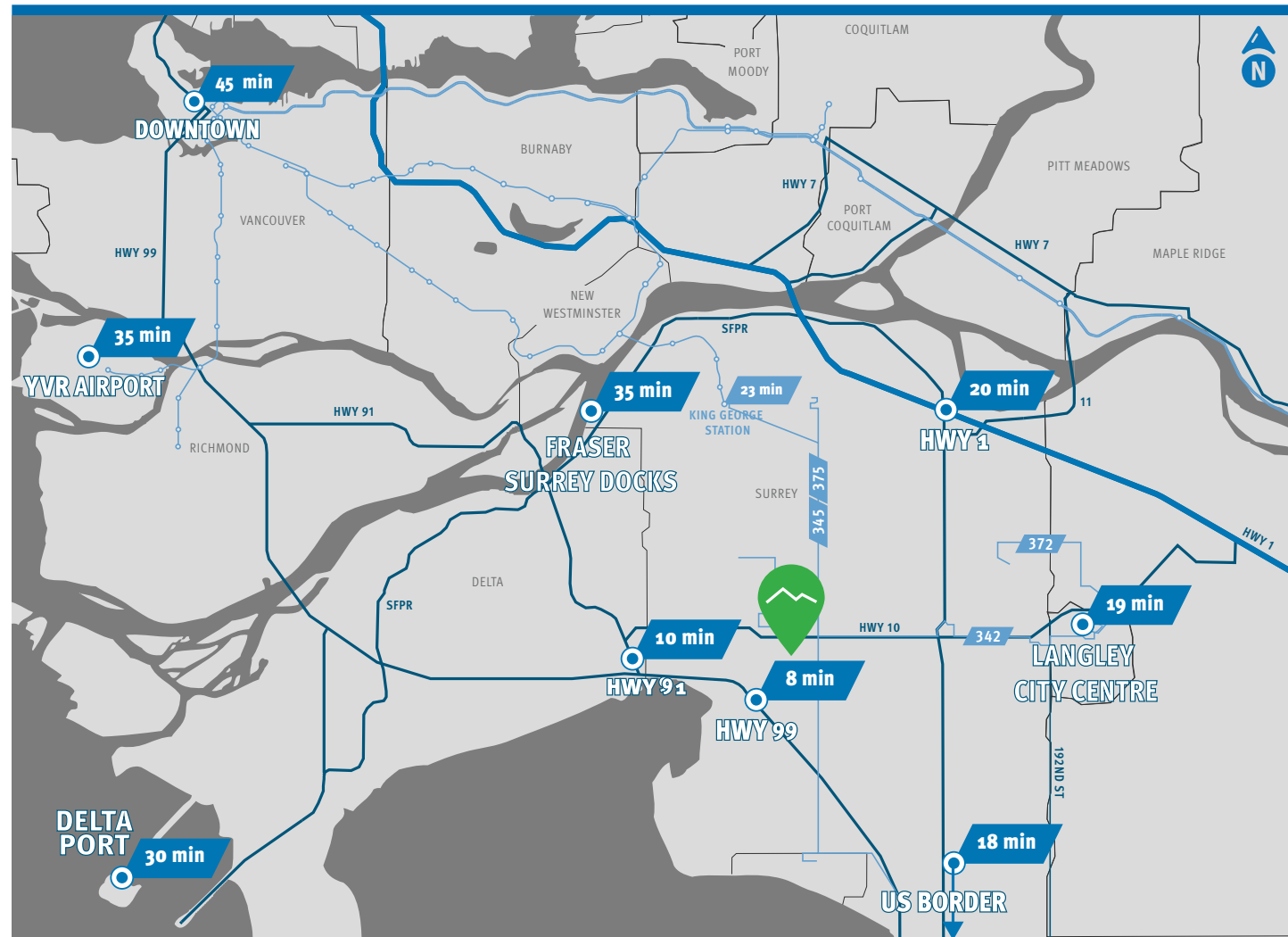
# 15010 54A Avenue

Surrey, BC

## LOCATION

Located within Surrey's Colebrook industrial area, 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 opportunity to lease 65,953 SF of brand-new industrial space within Panorama Ridge Industrial ("Panorama Ridge"). This first-class facility features 62,851 SF of warehouse space and 3,102 SF of mezzanine space in Surrey's fastest-growing commercial and residential hub. The area is home to well-established businesses such as FedEx, Sobeys, Thrifty Foods, and Refresco Beverages, among others.

Occupancy-ready for tenant improvements, this state-of-the-art property features best-in-class specifications, including 32' clear ceilings, significant glazing, and dock and grade loading.



**BUILDING AREA**  
65,953 SF



**ZONING**  
IB-2 (Industrial Business Park 2)



**ADDITIONAL RENT**  
\$5.18 PSF (2024 est.)  
plus 5% Management Fee

**LEASE RATE**  
Contact Listing Agents

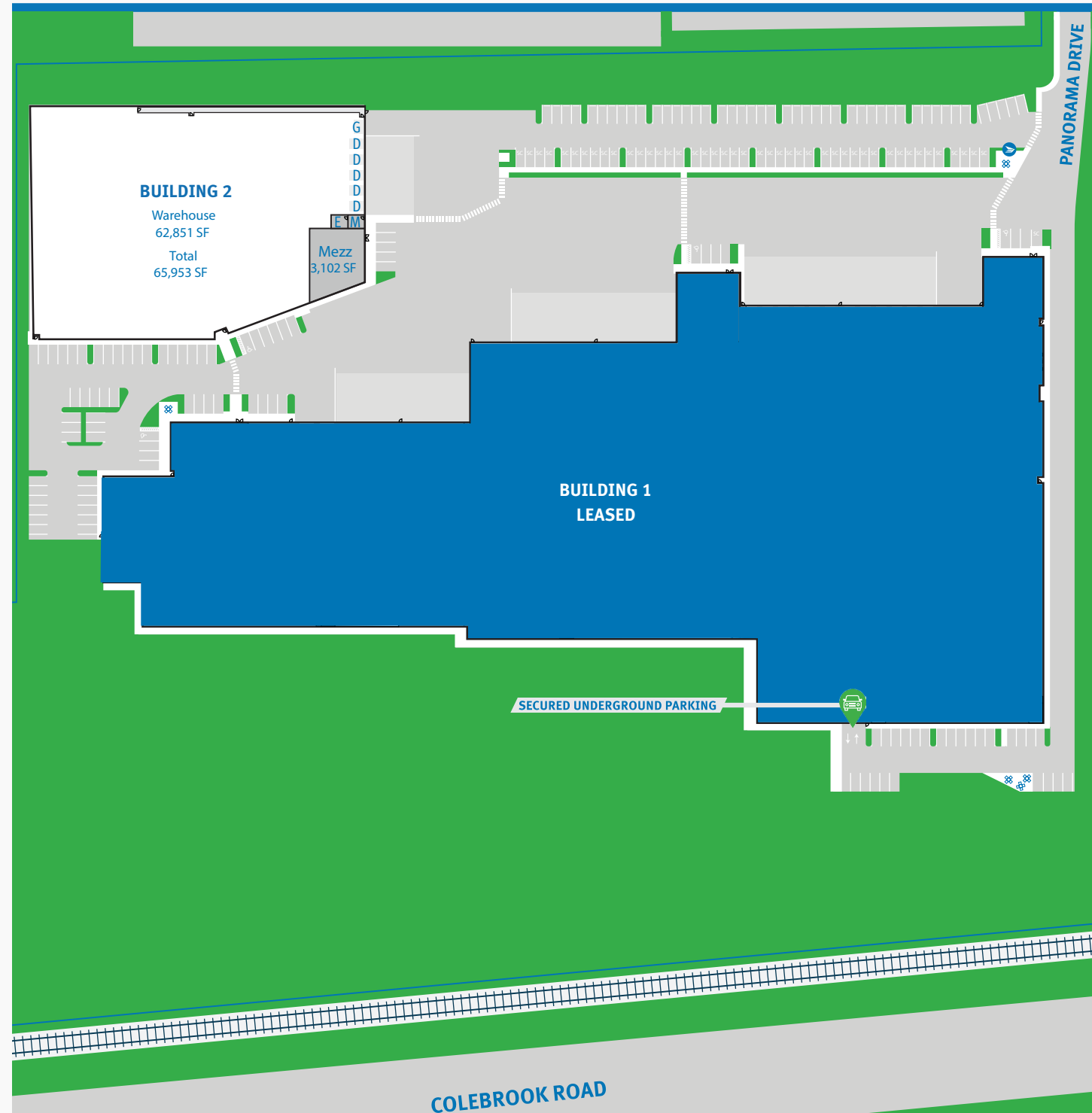


# MARKETING PLAN



## 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



## UNIT FEATURES

- CONSTRUCTION**  
Concrete tilt-up insulated panels
- CEILING HEIGHT**  
Warehouse (32' clear)  
Mezzanine (11.5' clear)
- SKYLIGHTS**  
6' x 6' translucent skylights
- LOADING**  
Five (5) dock doors (8'6" x 10')  
One (1) grade door (12' x 14')
- POWER**  
1,200 amp, 347/600 volt
- RECIRCULATION FANS**  
Ceiling fans located near loading doors
- COLUMN SPACING**  
43' x 49' to 43' x 57' column spacing
- FLOOR LOAD**  
500 lbs/SF live load slab on grade
- PARKING**  
Sixty-five (65) street level stalls
- INTERIOR WALLS**  
To be painted white for greater illumination
- SPRINKLER**  
ESFR sprinkler system
- LIGHTING**  
High efficiency LED fixtures
- HEATING**  
Gas-fired unit heaters in warehouse
- TELECOMMUNICATIONS**  
Fibre optic cable will be brought to the service room & distributed to each unit by TELUS
- SERVICE PLUS**  
12-month warranty on all material and workmanship defects from the date of substantial completion



**450,830**

(2022 est.)

**LABOUR FORCE**

Within 10 Km

**544,337\***

(2022 est.)

**POPULATION**

Within 10 Km

**12,863**

(2022 est.)

**BUSINESSES**

Within 10 Km

*\*Population projected to increase by 7.1% by 2027*

## 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](http://www.beedie.ca)



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