



FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY

11411 &  
12922

BRIDGEVIEW DRIVE  
SURREY, BC

STATE-OF-THE-ART  
BREWERY & DISTILLERY,  
TASTING ROOM AND  
RETAIL LIQUOR STORE

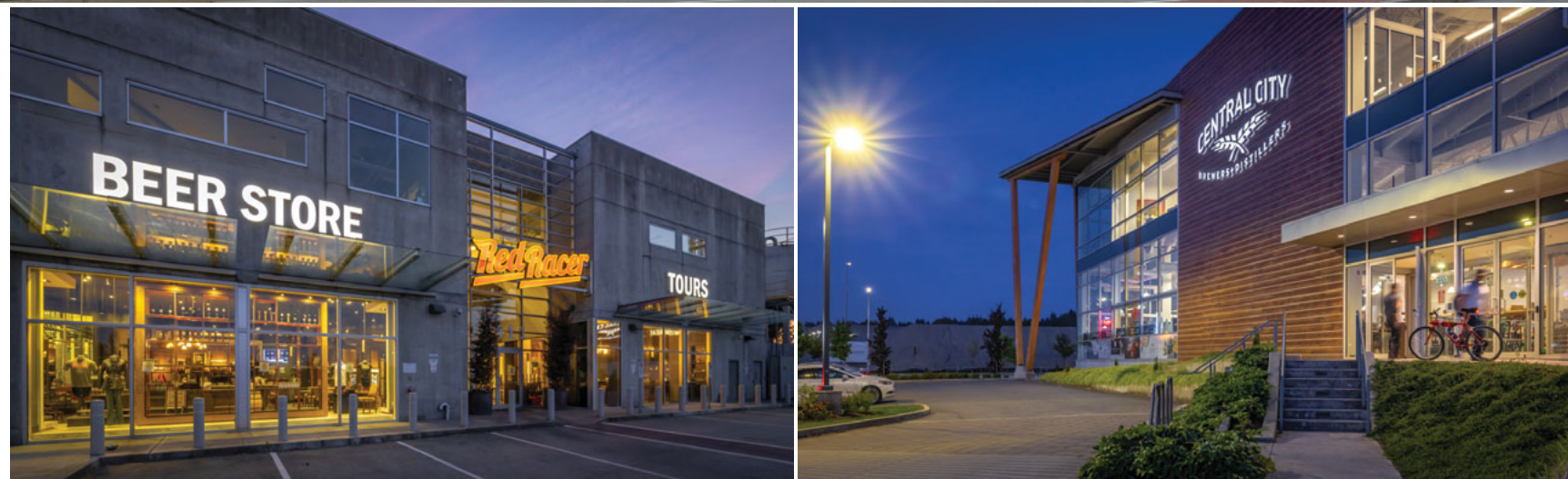






## THE OPPORTUNITY

Cushman & Wakefield (“C&W”) is pleased to introduce the opportunity to purchase a state-of-the-art industrial facility in the Bridgeview industrial area of Surrey. Two modern buildings totaling 120,416 square feet, built in 2013 and 2020, sit on a 5.018 acre corner lot close to skytrain and major arterial routes. Boasting premium construction, unparalleled corporate presence, and an interactive tenant mix, this property has extraordinarily secure cash flow, well-capitalized tenants, and an arguably recession-proof business model.



## PROPERTY HIGHLIGHTS

- 
Two modern buildings totaling 120,416 square feet
- 
5.018 acre corner lot
- 
Premium concrete and timber frame construction
- 
High exposure to Bridgeview Drive with multiple access and egress points, including a controlled intersection
- 
Site is improved to its highest and best use
- 
Above-average construction with finishing built to LEED Silver standard



# SALIENT DETAILS

## ADDRESS

11411 & 12922 Bridgeview Drive

## PID

027-086-267

## LOT SIZE

218,584 SF / 5.018 Acres

## ZONING

CD

## CONSTRUCTION TYPE

Tilt-up Concrete Block

## GROSS TAXES (2023)

\$322,990

## OCCUPANCY

Sale-leaseback

## PROJECTED NOI

\$2,889,984

## Address

## Year Built

## Gross Leasable Area

### Main Floor

### Mezzanine

### 2nd Floor Office

### Cold Storage (Main Floor)

## Loading

## Ceiling Heights

## Parking

## 11411 Bridgeview Dr

2013

68,758 sq. ft.

57,066 sq. ft.

3,657 sq. ft.

8,035 sq. ft.

0 sq. ft.

4 dock

34' clear

50 stalls

## 12922 Bridgeview Dr

2020

51,658 sq. ft.

37,001 sq. ft.

3,222 sq. ft.

11,435 sq. ft.

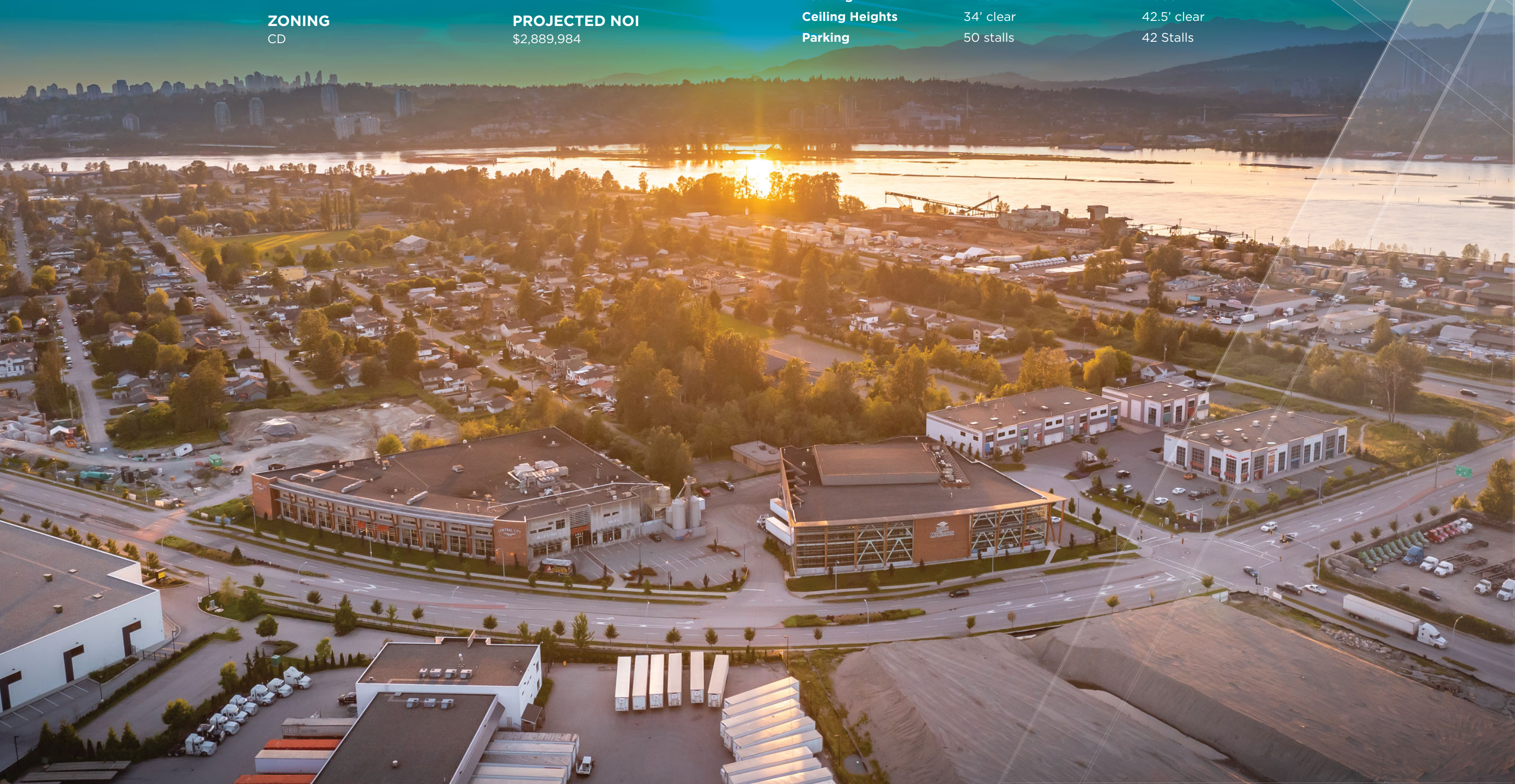
9,600 sq. ft.

7 dock

42.5' clear

42 Stalls

# BUILDING DETAILS





# LOCATION HIGHLIGHTS

- ✓ Central location in one of Surrey's most established industrial districts, Bridgeview
- ✓ Nearby access to Skytrain and major arterial and transportation networks
- ✓ Prominent exposure along Bridgeview Drive with multiple access points for both industrial and retail uses
- ✓ Established industrial character in the nearby and surrounding vicinity
- ✓ Surrey will continue to be the heart of Metro Vancouver's growing population base and business community
- ✓ Highly amenable location to the diversified use of the Property as both an industrial and retail asset

# DRIVE TIMES

## MUNICIPALITIES

Surrey	10 min
Burnaby	25 min
Delta	20 min
Richmond	25 min
Abbotsford	35 min
Vancouver	35 min

## INDUSTRIAL INFRASTRUCTURE

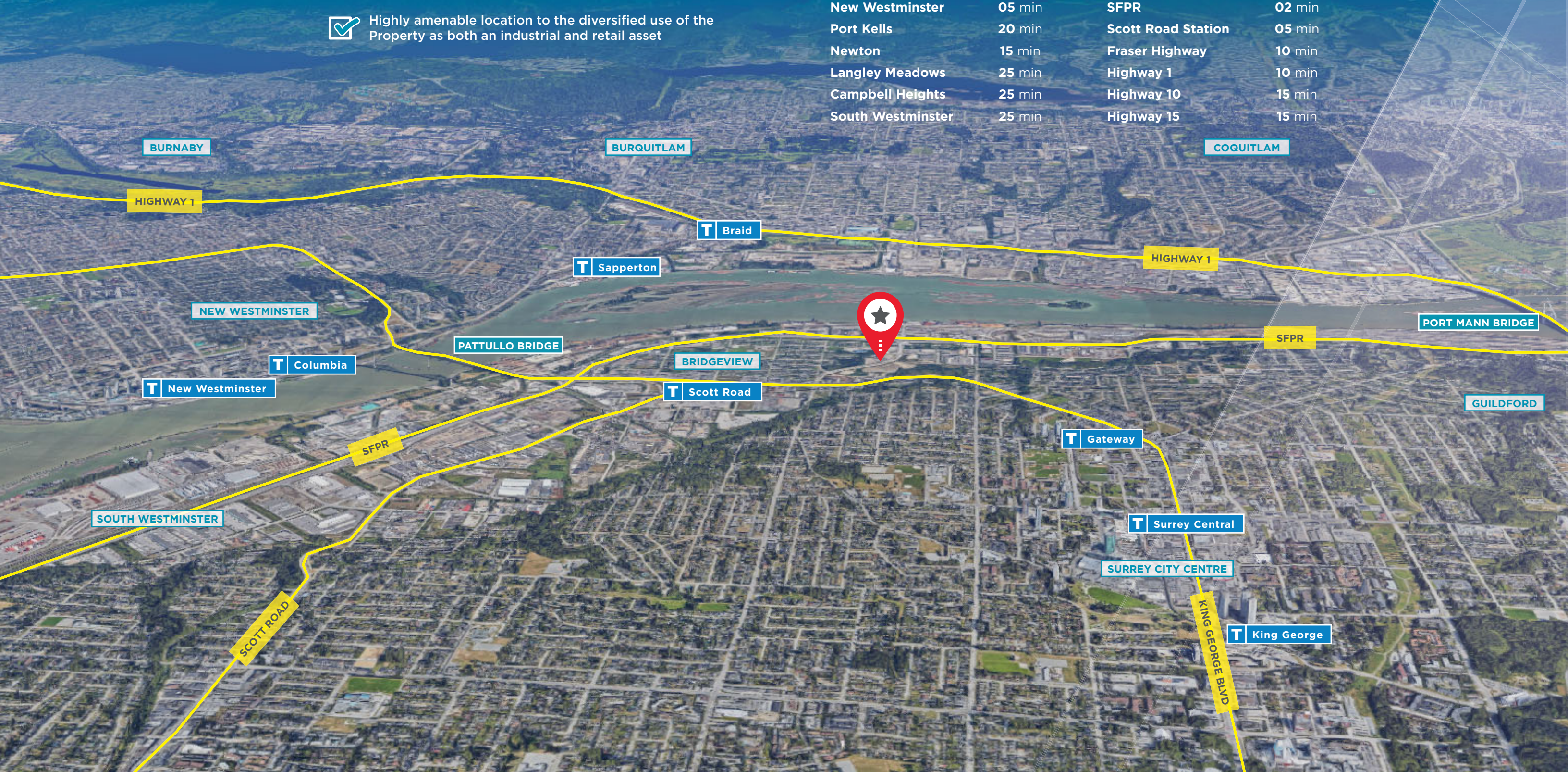
USA Border	25 min
YVR Airport	25 min
North Vancouver Port	25 min
Deltaport	30 min
YXX Airport	35 min
Port of Vancouver	35 min

## MAJOR INDUSTRIAL NODES

New Westminster	05 min
Port Kells	20 min
Newton	15 min
Langley Meadows	25 min
Campbell Heights	25 min
South Westminster	25 min

## TRANSPORTATION NETWORK

SFPR	02 min
Scott Road Station	05 min
Fraser Highway	10 min
Highway 1	10 min
Highway 10	15 min
Highway 15	15 min







# THE OFFERING PROCESS

All interested parties are required to execute a confidentiality agreement for access to additional Property information including a Confidential Offering Memorandum and data room. Please contact the listing agents for pricing guidance and submission guidelines.



## Lee Blanchard

Executive Vice President  
604 640 5838  
lee.blanchard@cushwake.com

## Adam Frizzell

Vice President  
604 640 5840  
adam.frizzell@cushwake.com