

Pooni

BUSINESS PARK

FOR LEASE

Discover approximately 50,000 SF of flexible space
for today's industrial, office, and daycare needs

15354 68 AVE / SURREY BC



CBRE



FOR LEASE

NEWTON WELCOMES POONI BUSINESS PARK IN 2026

Welcome to Pooni Business Park a state-of-the-art multi-tenant industrial business park located in the heart of Surrey's thriving business corridor. Thoughtfully designed with flexibility, functionality, and future growth in mind, this approximately 50,000 SF facility offers a premium mix of industrial and office spaces tailored to meet the needs of modern businesses and daycare space.

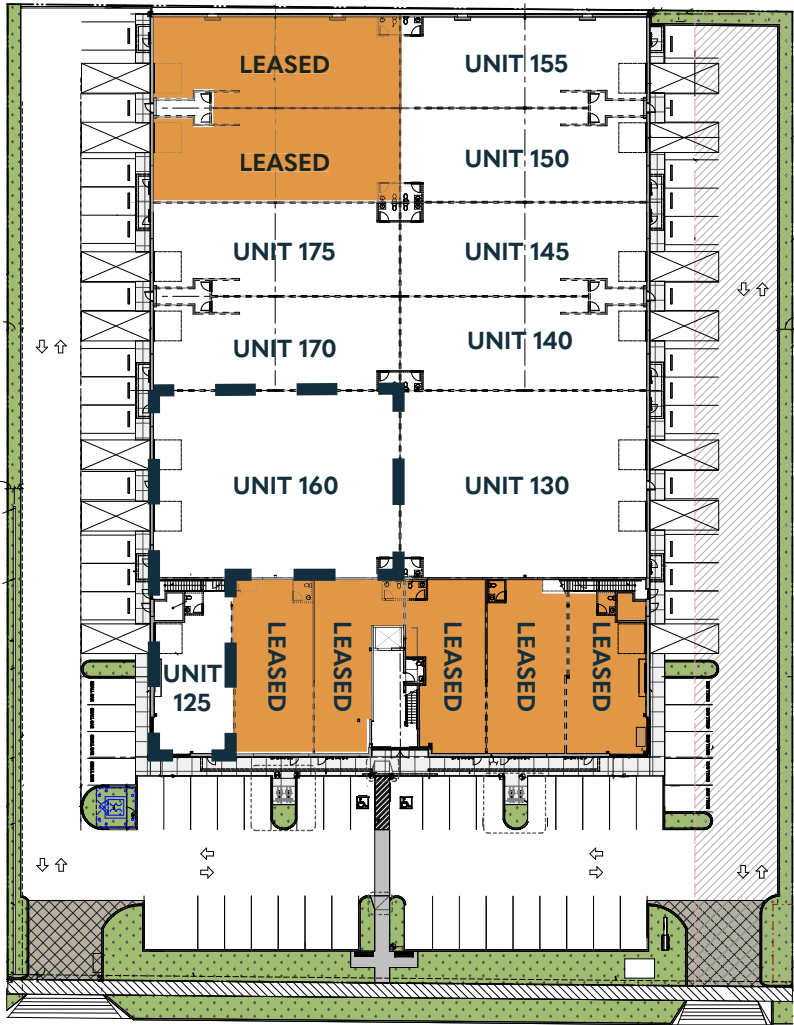


15354 68 AVE / SURREY BC



PROPERTY OVERVIEW

LEVEL 1



UNITS 130 & UNIT 160:

- 5195 SF industrial unit
- 2 x OHD doors / bays
- Finished universal washroom
- \$23/SF

UNITS 125:

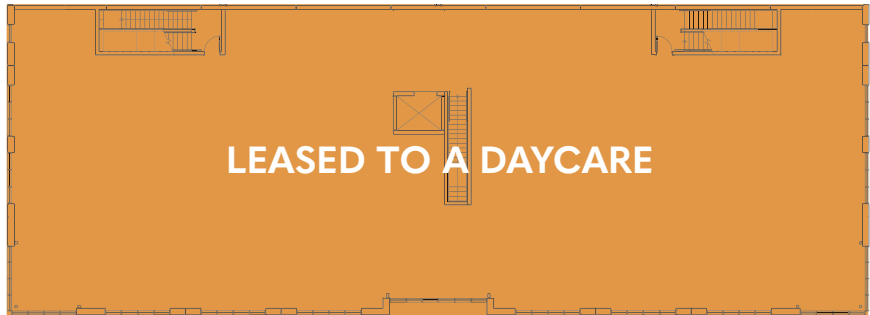
- Prime 1446 SF corner office/ industrial unit
- Expandable to 6640 SF
- Finished universal washroom
- \$28/SF

UNITS 140/145/150/155/170/175:

- 2595 SF industrial unit (note 155 is 2588 SF)
- Finished universal washroom
- \$23/SF

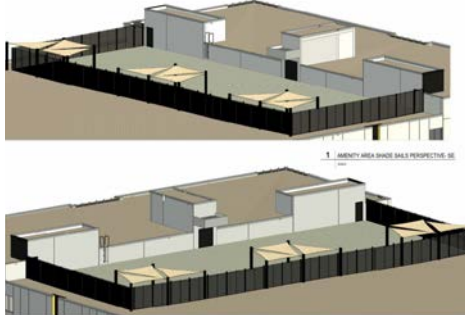
- CAN BE JOINED
- LEASED
- AVAILABLE

68 AVE



LEVEL 2

LEASED



Site plan not to scale

152 STREET

PRICING GUIDANCE
Contact Listing Agent

AVAILABILITY
May 2026

LEVEL 1 INDUSTRIAL

UNIT	SIZE (SF)
130	5,195 SF
140	2,595 SF
145	2,595 SF
150	2,595 SF
155	2,595 SF
160	5,195 SF
170	2,595 SF
175	2,595 SF
180	2,595 SF LEASED
185	2,595 SF LEASED
TOTAL	31,150 SF

FLEXIBLE OFFICE

UNIT	SIZE (SF)
100	1,445 SF LEASED
105	1,627 SF LEASED
110	1,459 SF LEASED
115	1,357 SF LEASED
120	1,627 SF LEASED
125	1,446 SF
TOTAL	8,961 SF

AREA	SIZE (SF)
Full Floor	9,553 SF LEASED

NOW
LEASED

DAYCARE
OPPORTUNITY

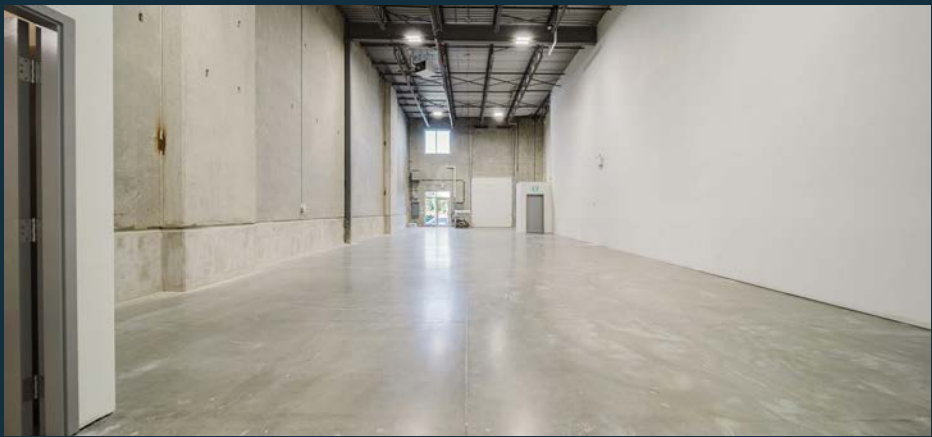
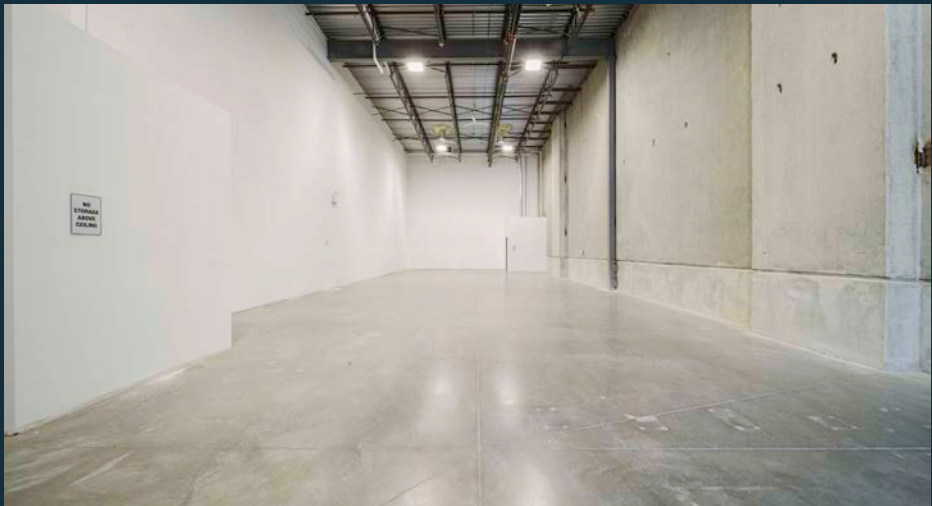
The second floor provides approximately 9,553 SF of shell space dedicated to daycare use, along with a 506 SF dedicated lobby with elevator and a finished universal washroom.

A rooftop outdoor play area of approximately 8,850 SF is included for exclusive daycare use.

With tilt-up concrete construction, high ceilings, and natural light-filled offices, it's built for performance and style. Tenants benefit from ample parking, generous loading, a daycare facility, and future-ready infrastructure—all in a safe, sustainable, and accessible setting.

- WAREHOUSING
- MANUFACTURING
- OFFICE
- CONTRACTOR SERVICES
- DISTRIBUTION
- RESTAURANT
- ASSEMBLY HALLS
- PERSONAL SERVICE
- CHILD CARE

BUILDING FEATURES



ZONING
IB-3 Zoning
(Industrial Business Park 3)



POWER
3-Phase 1200 AMPS



CONSTRUCTION
Insulated concrete tilt-up



PARKING
Total: 69 stalls



SPRINKLERS
ESFR system



CEILING HEIGHTS
24' clear



LOADING
10' x 12'
Overhead grade



LIGHTING
Fluorescent lighting



HEATING / HVAC
- Industrial:
Gas Fired Unit Heaters
- Offices & Daycare:
Heat Pumps & HVAC



BUILDING AMENITIES
- EV charging rough-ins
- Bike racks
- Visitor parking
- Landscaped frontage with benches



DAYCARE OPPORTUNITY
- Approx. 10,000 SF on 2nd floor
- Dedicated rooftop outdoor play area (Approx. 8,850 SF)
- 8' non-climbable fencing and heavy duty shade sails

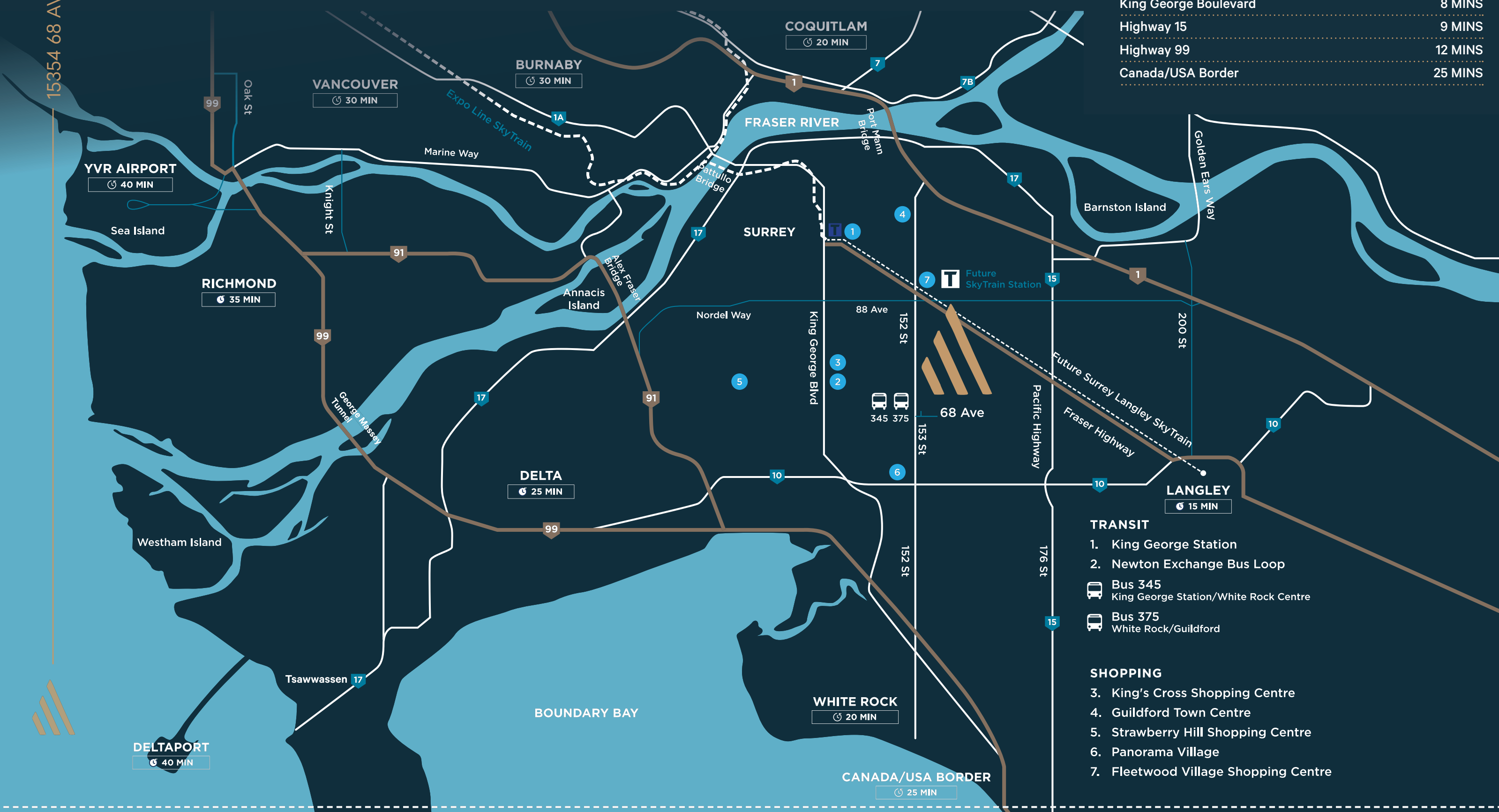


15354 68 AVE / SURREY BC

MAXIMIZE YOUR BUSINESS POTENTIAL

FOR LEASE

TRAVEL TIMES	
Highway 10	5 MINS
Fraser Highway	7 MINS
King George Boulevard	8 MINS
Highway 15	9 MINS
Highway 99	12 MINS
Canada/USA Border	25 MINS



- TRANSIT**
- 1. King George Station
 - 2. Newton Exchange Bus Loop
 - Bus 345
King George Station/White Rock Centre
 - Bus 375
White Rock/Guildford
- SHOPPING**
- 3. King's Cross Shopping Centre
 - 4. Guildford Town Centre
 - 5. Strawberry Hill Shopping Centre
 - 6. Panorama Village
 - 7. Fleetwood Village Shopping Centre

HEART OF SURREY

Located at 15354 68 Avenue, Pooni Business Park offers prime access in East Newton one of Metro Vancouver's fastest-growing commercial hubs. With direct links to King George Boulevard, Highway 10, and Highway 91, the area supports a mix of industrial, logistics, and professional services. Tenants enjoy nearby retail, dining, transit, and a strong local workforce.

DEMOGRAPHICS (5 KM RADIUS)



POPULATION
Over 210,000 residents



HOUSEHOLD INCOME
Approx. CA\$105,000



LABOUR FORCE
Diverse and growing, with strong representation in trades, logistics, and services

NEARBY AMENITIES

RETAIL & DINING

Costco Pharmacy, Save-On-Foods, Starbucks, Tim Hortons, and local restaurants

SERVICES/ RECREATION

RBC, TD, Scotiabank, YMCA, Anytime Fitness, Sullivan Medical Clinic, Surrey Urgent and Primary Care

TRANSPORT SERVICES

Elevate Trucking Ltd., Flowken Trucking, Virtuous truck A&A Bros Transport Ltd., Sohi Transportation Solutions, Starmax transport, Krypton Transport, Stellar Transport/ Brightside Transport

Pooni BUSINESS PARK



Pooni

BUSINESS PARK

DEVELOPED BY



Pooni Property Group
Established in 1988, PPG is a family of companies with over 30 years of expertise across the real estate industry. Known for quality and forward-thinking design, PPG proudly introduces this industrial property built to the highest standards.

MARKETED BY



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DANIEL MCGAULEY

PERSONAL REAL ESTATE CORPORATION

Senior Vice President

daniel.mcgauley@cbre.com

604 662 5186

JUSTIN FISHER

PERSONAL REAL ESTATE CORPORATION

Vice President

justin.fisher@cbre.com

604 662 5150

SHAUN BUCKE

Senior Sales Associate

shaun.bucke@cbre.com

604 662 5121



cbre.ca



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