

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

 POONI
PROPERTY
GROUP

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

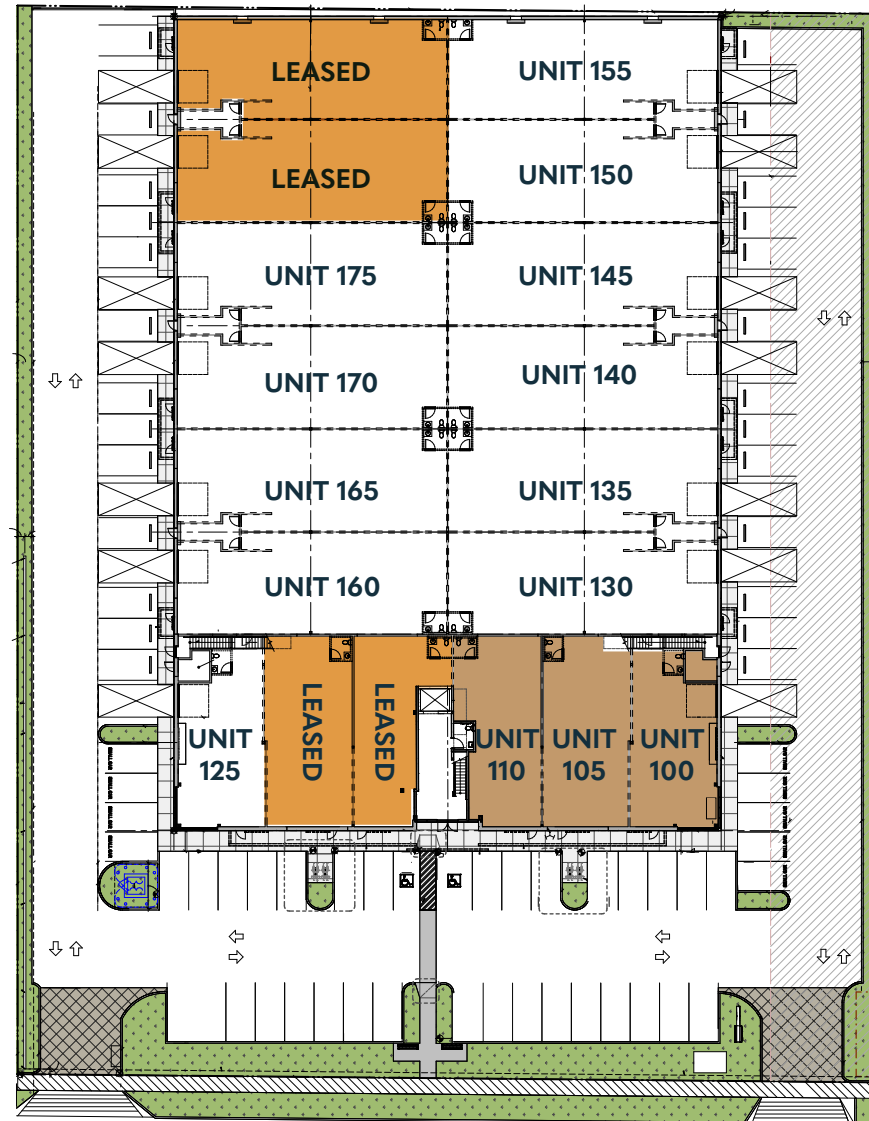


PROPERTY OVERVIEW

PRICING GUIDANCE
Contact Listing Agent

AVAILABILITY
May 2026

LEVEL 1

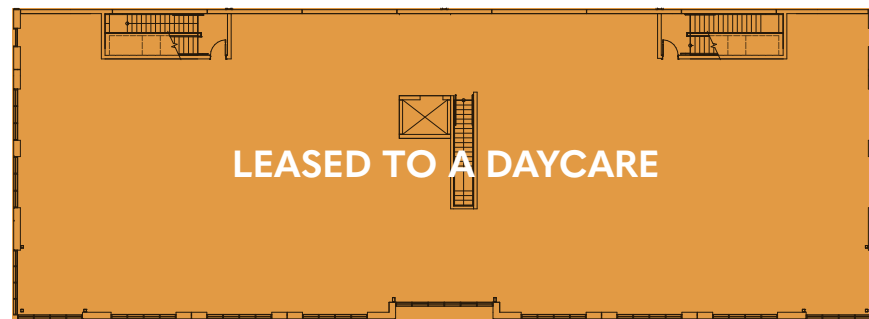


- LEASED
- UNDER CONTRACT
- AVAILABLE

ROOFTOP AMENITY
AREA SIZE: 8,850 SF

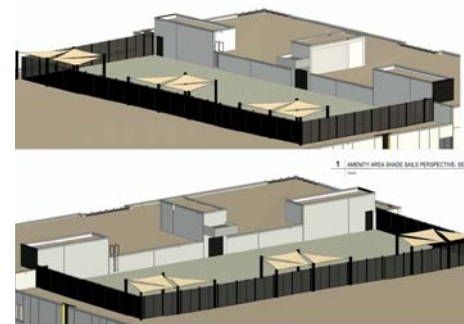
152 STREET

68 AVE



LEVEL 2

LEASED



Site plan not to scale

LEVEL 1 INDUSTRIAL

UNIT	SIZE (SF)
130	2,595 SF
135	2,595 SF
140	2,595 SF
145	2,595 SF
150	2,595 SF
155	2,595 SF
160	2,595 SF
165	2,595 SF
170	2,595 SF
175	2,595 SF
180	2,595 SF LEASED
185	2,595 SF LEASED
TOTAL	31,140 SF

FLEXIBLE OFFICE

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

LEVEL 2

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

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

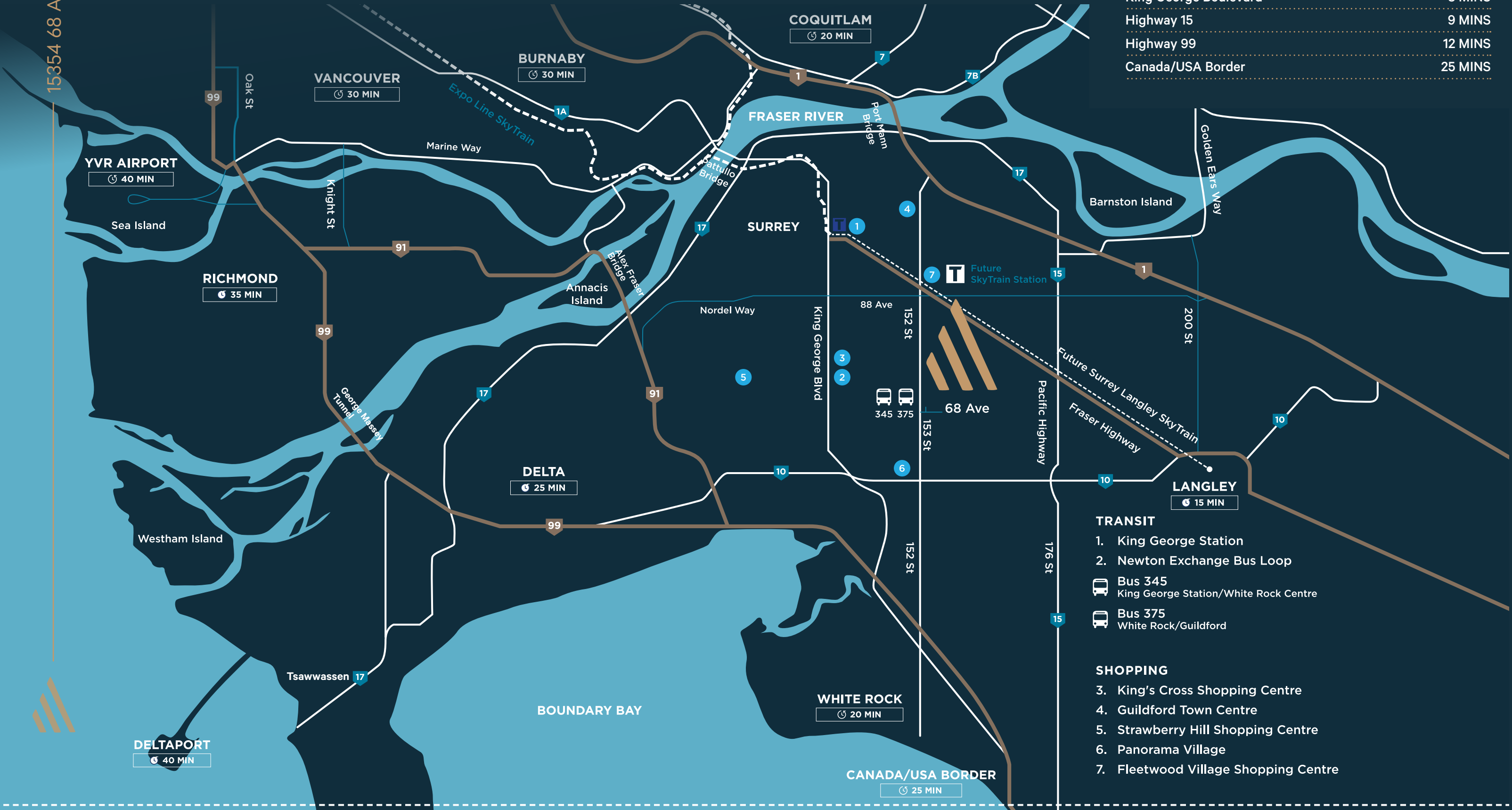
- Approx. 10,000 SF on 2nd floor
- Dedicated rooftop outdoor play area (Approx. 8,850 SF)
- 8' non-climbable fencing and heavy duty shade sails



MAXIMIZE YOUR BUSINESS POTENTIAL

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



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



The global leader in commercial real estate services and investments. With services, insights and data that span every dimension of the industry, CBRE creates solutions for clients of every size, in every sector and across every geography.

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



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.