

# Litco Industrial Park

105 & 109 – 175A STREET, SURREY, BC



**SOUTH SURREY/WHITE ROCK'S MOST CONNECTED  
INDUSTRIAL OWNERSHIP OPPORTUNITY**

**COMPLETION  
Q1-Q2 2026**

**25 SMALL-BAY INDUSTRIAL STRATA UNITS  
RANGING FROM 2,341 SF TO 72,391 SF**

DEVELOPED BY



BUILT BY



MARKETED BY





BLAINE MARINE PARK

SEMAIHMUO BAY

PEACE ARCH  
PROVINCIAL PARK

CANADA BORDER  
SERVICES AGENCY

WHITE ROCK PIER

SOUTH  
SURREY

USA CANADA BORDER

**Litco**  
INDUSTRIAL PARK

Where connectivity  
meets opportunity  
at Litco Industrial Park

# Connectivity at your doorstep

Litco Industrial Park is South Surrey/White Rock's newest industrial project showcasing convenience, modern design, and utility.

Offering 25 small-bay strata units and over 72,000+ SF of industrial space, Litco Industrial Park is located at the pinnacle of Surrey's/White Rock neighbourhood. The community offers a vibrant mix of residential, commercial, and industrial nodes.

The property provides seamless access to Highways 15, 99, and 10, and is located 2 minutes from the Canada/US border crossing.

Litco Industrial Park boasts the perfect opportunity for storage, distribution, and light manufacturing operations and this booming logistical hub is experiencing economic success and an exponential growth in population.

Litco Industrial Park is the first small-bay industrial development of its kind in the City of White Rock.





# Premium Features & Specifications



25 Units



Loading: 25 Oversized grade doors (12' X 14')



Clear Height: 28'  
Mezanine: 18'



Main Level: 500 lbs PSF floor load capacity  
Mezanine Level: 100 lbs PSF floor load capacity



ESFR Fire Suppression system



Parking: 76 Stalls



Zoning: IB3



High Efficiency LED lighting



Gas fired, forced air unit heating system per unit



Electrical capacity 3-phase 100 AMP 347/600V

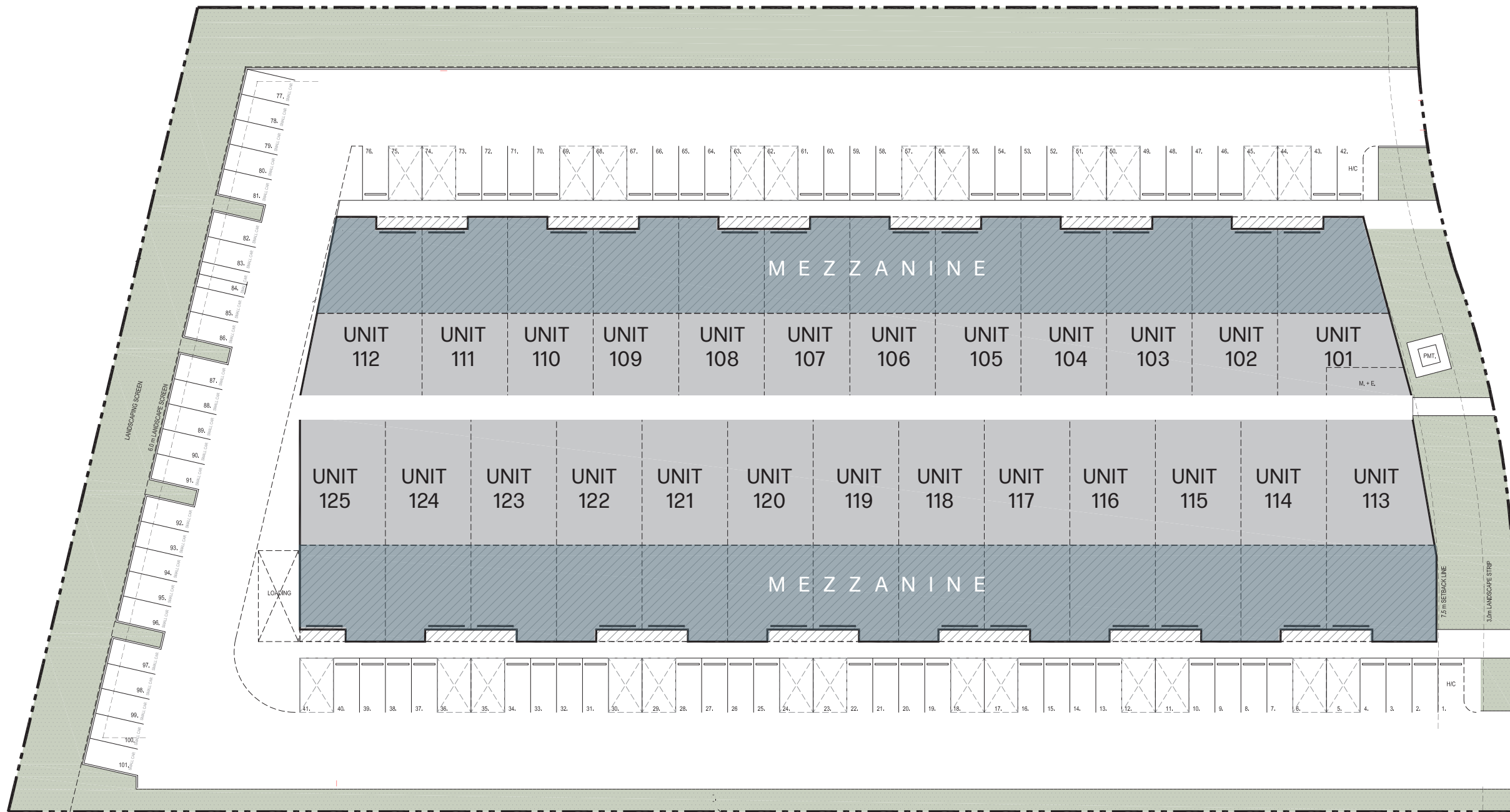
# Unit Sizes

UNIT	MEZZANINE (SF)	WAREHOUSE (SF)	TOTAL (SF)
101	755 SF	1,492 SF	<b>2,247 SF</b>
102-111	755 SF	1,551 SF	<b>2,306 SF</b>
112	929 SF	1,700 SF	<b>2,628 SF</b>
113	755 SF	2,303 SF	<b>3,057 SF</b>
114-124	755 SF	1,964 SF	<b>2,719 SF</b>
125	730 SF	1,909 SF	<b>2,639 SF</b>

**Zoning: Business Park (IB3)**

Allows for industrial business park uses, including but not limited to:

- + Light impact industrial
- + Warehouse uses
- + Distribution centres
- + Manufacturing
- + Office uses



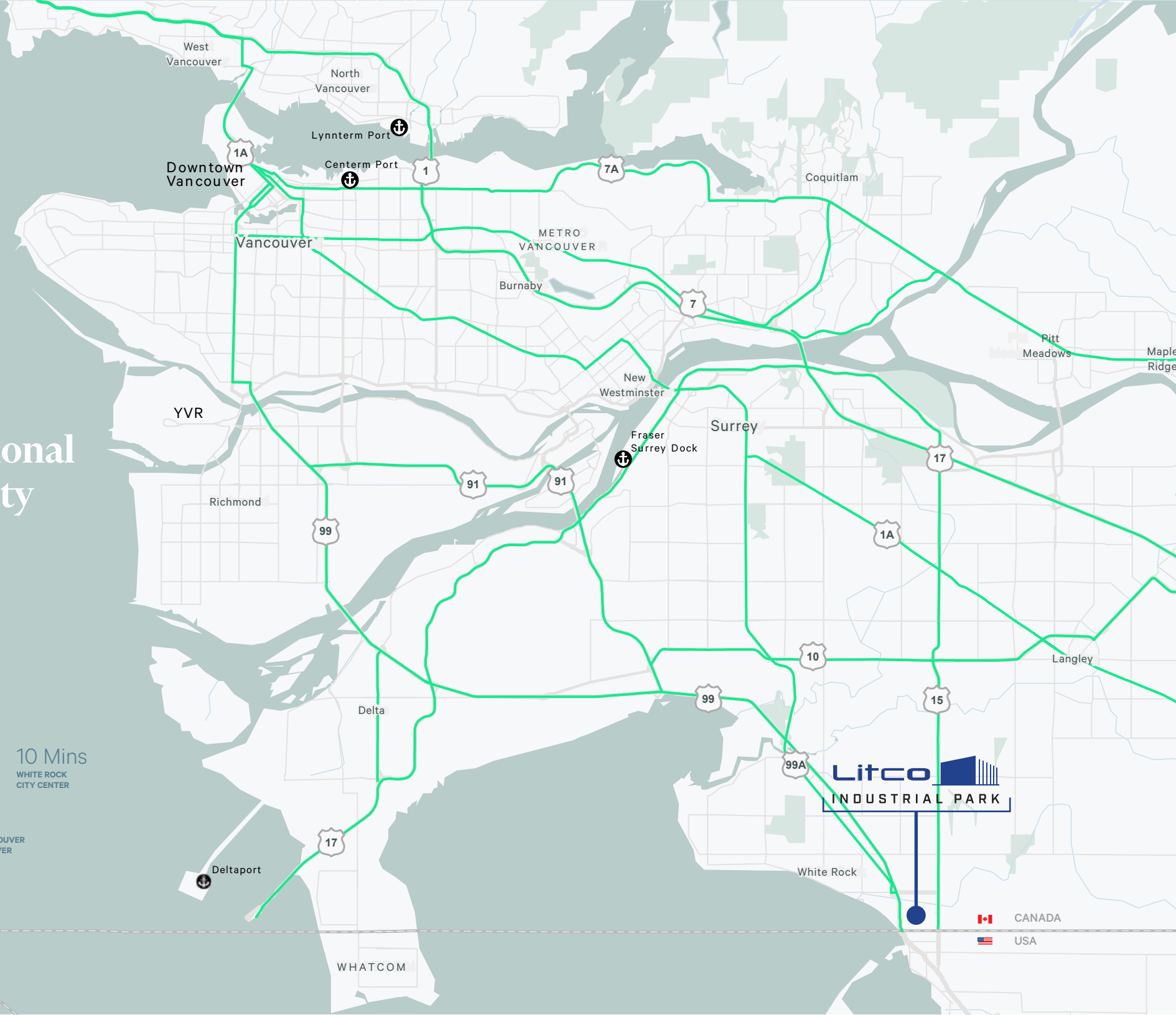
Floor plan not to scale



Strategic location for exceptional connectivity

DRIVE TIMES

- 2 Mins  
PACIFIC HIGHWAY BORDER CROSSING
- 5 Mins  
PEACE ARCH PROVINCIAL PARK
- 10 Mins  
WHITE ROCK CITY CENTER
- 30 Mins  
GCT DELTA PORT YVR
- 50 Mins  
DOWNTOWN VANCOUVER PORT OF VANCOUVER



Litco Industrial Park is one of the only new build opportunities to own in this sought after community of South Surrey/White Rock.



ECONOMIC PROSPERITY

Surrey is a city on the rise. Exponential population growth has transformed it into a vibrant and dynamic place to live and work. This surge in residents has significantly bolstered the local labor force, creating a place for businesses to thrive.

Strategic investments in infrastructure and development are driving this prosperity. The expansions at Simon Fraser University (SFU) and Surrey Memorial Hospital are just a few examples of how the city is laying the groundwork for the future. Recognized as a modern, highly livable, world-class city, Surrey is a prime investment destination. With over 20,000 businesses already operating here and more than 3,000 new businesses choosing Surrey each year, the city is a bustling center of economic activity. Adding to its interest, the City of Surrey offers financial incentives to promote business growth. This makes South Surrey a lively hub for various industries, attracting entrepreneurs and established businesses alike.



NETWORK

White Rock's strategic location near major arterial roads and highways, such as 104 Avenue, 176 Street, 16th Avenue, and Highway 99, provides effortless connectivity throughout the region. The property is close to the Pacific Highway Border Crossing, also known as the truck crossing, facilitating efficient cross-border transportation and logistics. The area also offers unparalleled access to a skilled labor force, making it an ideal location for industrial operations.



Surrey's population is projected to surpass Vancouver by 2029

# Amenities

Litco Industrial Park, situated at 105-175A Street in Surrey, BC, is a premier location for industrial ownership.

Its strategic positioning, robust infrastructure, and supportive business environment make it an ideal choice for businesses aiming to excel in an industrial setting. Whether launching a new venture or expanding an existing one, this location provides the essential amenities and advantages for success.

**Retail**

- 1. Shoppers Drug Mart
- 2. Save on Foods
- 3. Sungiven Foods
- 4. Safeway
- 5. London drugs
- 6. The Home Depot
- 7. Indigo
- 8. Walmart
- 9. Best Buy
- 10. Superstore

**Park & Recreation**

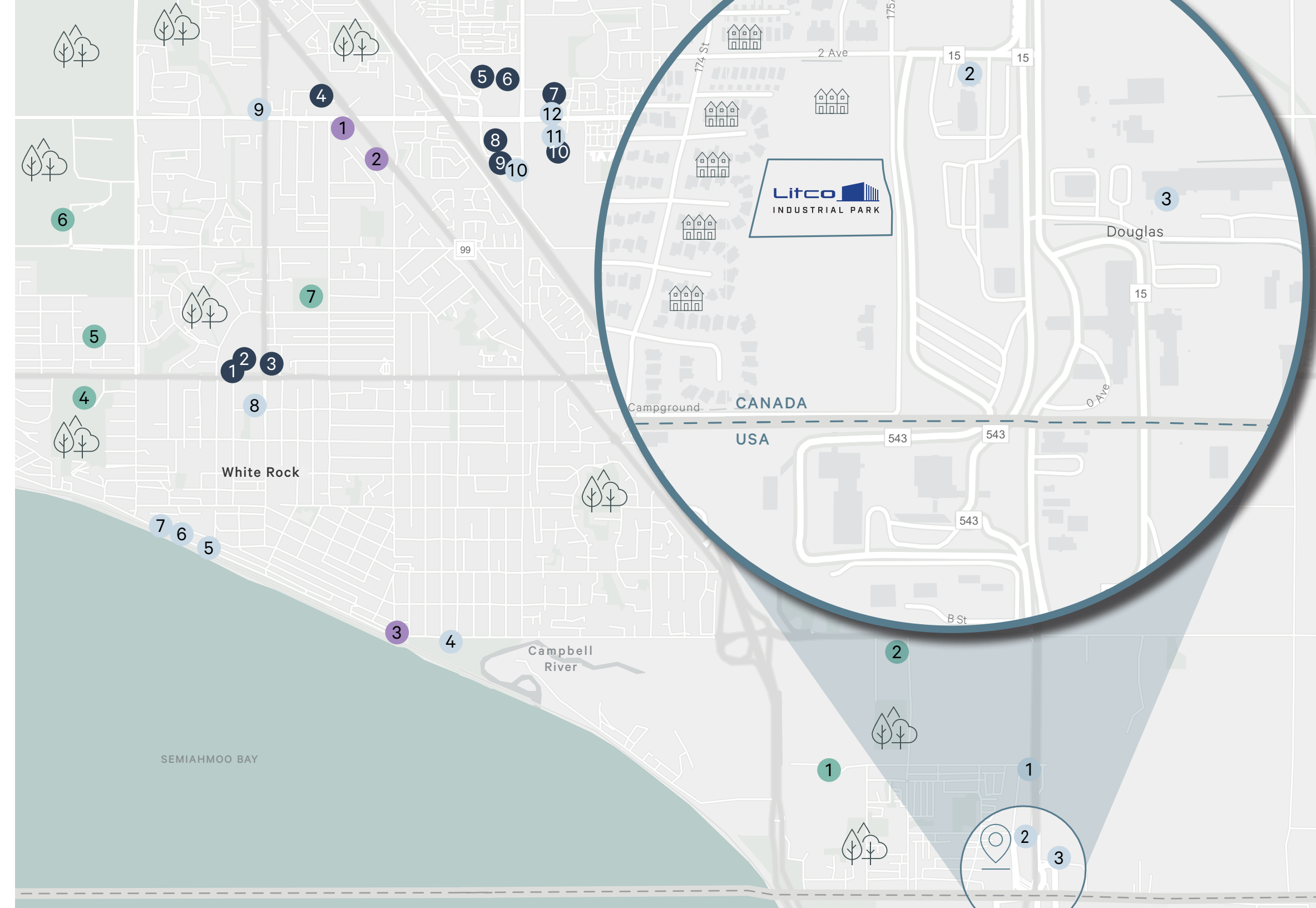
- 1. Peace Portal Golf Club
- 2. EagleView Golf Range
- 3. Meridian Hills Golf Park
- 4. Centennial Park
- 5. South Surrey Indoor Pool
- 6. South Surrey Recreation & Arts Center
- 7. Bakerview Park

**Accommodation & Entertainment**

- 1. Caprice White Rock
- 2. Best Western Peace Arch Inn
- 3. Ocean Promenade Hotel

**Restaurants**

- 1. Jojo's Chicken Shack
- 2. The Bennett Craft Kitchen
- 3. The Derby Bar and Grill
- 4. Washington Avenue Grill
- 5. Uli's
- 6. The Boathouse
- 7. Cosmos Greek
- 8. Wooden Spoon
- 9. IHop
- 10. Five Guys
- 11. Afghan Kitchen
- 12. Earl's





Litco Landmark Group is a leading real estate development company dedicated to creating high-quality residential and commercial properties across the Lower Mainland. The company is committed to enhancing communities through innovative design, sustainable practices, and a deep-rooted commitment to social responsibility.



With a unified design-build process, Orion paves the way for all industrial and commercial construction, offering solutions-based operations and a superior finished product.



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.

# Our Team



# Contact

## JUSTIN FISHER

PERSONAL REAL ESTATE CORPORATION

Vice President

justin.fisher@cbre.com

604 662 5150

## DANIEL MCGAULEY

PERSONAL REAL ESTATE CORPORATION

Senior Vice President

daniel.mcgauley@cbre.com

604 662 5186

## SHAUN BUCKE

Senior Sales Associate

shaun.bucke@cbre.com

604 662 5121



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cbre.ca

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