

Bridgeview

LOGISTICS CENTRE

10566 Scott Road, Surrey, BC



For Lease

393,000 SF of next-generation logistics space in the Lower Mainland's most connected industrial corridor



Brunswick
PROPERTY HOLDINGS LTD.

**AVISON
YOUNG**

The Opportunity

A flagship site at the heart of Metro Vancouver

Bridgeview Logistics Centre presents a rare opportunity to secure **institutional-grade industrial space** in the geographic centre of Metro Vancouver, with fast access to ports, highways, and labour. The 17.73-acre property is currently under site preparation and will deliver two buildings totaling more than 393,000 SF.

With customization and **build-to-suit options available**, the development is designed for logistics operators who value efficiency, connectivity, and scale. It is ideally suited for 3PL and logistics providers, port distribution users, and regional distribution hubs seeking a central location within Metro Vancouver’s transportation and trade network.

Key Highlights

Total size	±393,455 SF total (2 buildings)
Ceiling heights	Up to 40' clear height
Loading	75 dock doors + 3 grade
Site size	17.7 acres
Sprinklers	ESFR sprinkler
Delivery	Q4 2028 / Q1 2029
Location	Immediate access to Highway 17, Highway 1 & the new Pattullo Bridge
Opportunity	Build-to-suit opportunity
Land use	Large-format logistics and distribution warehouse facilities primarily engaged in the management and distribution of cargo that is imported and/or exported directly through terminals operated on land owned or managed by the Vancouver Fraser Port Authority



The Features

Built to the highest standards



About the Developer

Brunswick Property Developments

Brunswick Property Holdings Limited was founded in 2005 by John Robertshaw, BSc, MRICS. Brunswick has extensive experience delivering complex industrial projects, including a 53 acre, four building warehouse development connected to the Port of Vancouver and the adjacent CN rail network. The company specializes in joint ventures with occupiers and property owners, with strong expertise in complex leasehold and development structures.



BUILDING SPECS



Lot Size
17.73 net acres



Ceiling Height
Warehouse: 36' or 40' clear
Mezzanine: 14'5"



Construction Type
Reinforced insulated concrete panels



Ceiling Height
Warehouse:
36' or 40' clear
Mezzanine: 14'5"



Floor Load Capacity
Reinforced 8" or 10" thick concrete slab on poly vapour barrier on 6" of imported, granular clear crush. Designed for a live load of 500 - 750 lbs/sf



Interior Lighting
LED high bay lighting

LOADING & ACCESS



Dock Levelers
Hydraulic, 7' x 8', minimum 40,000 lbs capacity



Loading Door Sizes (h x w)
Loading Dock (9' x 10')
Grade (12'x14')



Trailer Parking
30 trailer parking positions

INFRASTRUCTURE



Sprinkler System
ESFR design standards



Electrical
1,600-amp, 347/600-volt, 3 phase, two (2) 600-mp, 347/600-volt tenant distributions



HVAC
Gas-fired unit heaters complete with variable speed-controlled prop fans

PROJECT TEAM



Architect
Interface Architecture



Construction
Wales McLelland



Developer
Brunswick Property Holdings

Two world-class industrial structures

N
 D - Dock loading
 G - Grade loading
 O - Office

Building	One (North)	Two (South)	Total
Warehouse	150,690 SF	236,545 SF	387,235 SF
Mezzanine	3,100 SF	3,110 SF	6,210 SF
Total	153,800 SF	239,655 SF	393,455 SF
Loading	29 Dock, 1 Grade	46 Dock, 2 Grade	75 Dock, 3 Grade

Truck circulation efficiency

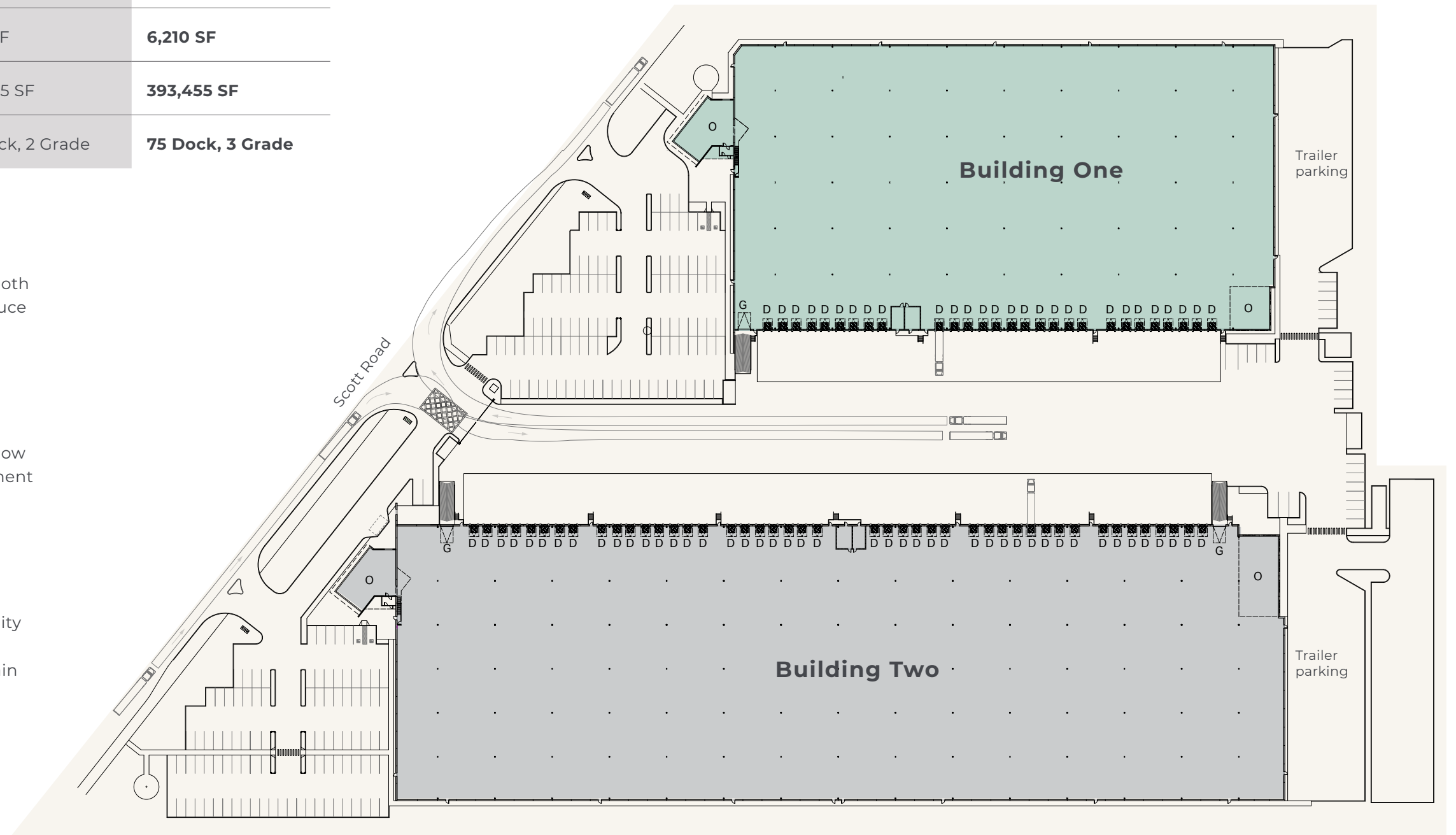
A well-planned circulation layout supports smooth truck maneuvering across the site, helping reduce bottlenecks and maintain efficient loading and distribution operations.

Separate ingress / egress

Separate entry and exit points improve traffic flow and site functionality by reducing cross-movement and supporting safer, more efficient access for trucks and employees.

Trailer storage advantages

Dedicated trailer parking offers valuable flexibility for staging and storage, allowing users to accommodate fluctuating volumes and maintain more efficient yard operations.



The Location

Geographic heart of the Lower Mainland

Located in the geographic centre of Metro Vancouver, Bridgeview Logistics Centre provides exceptional access to major highways, rail corridors, and key port facilities. Just minutes from Fraser Surrey Docks and directly connected to the region's Pacific Gateway network, including the Roberts Bank Terminal 2 expansion and the new Pattullo Bridge, this location is built for efficient goods movement.

The surrounding industrial district is home to established operators such as Vitran, Van Kam, Transforce, Loomis, Canpar Express, Maritime Marine, Tesla, Frito Lay, Day & Ross Freight, and CGC. These companies benefit from strong regional connectivity, enabling distribution across the Lower Mainland in under 45 minutes.

Bridgeview Logistics Centre brings together port proximity and regional connectivity, creating an ideal setting for high performing logistics and industrial operations.

Connected to Canada's Largest Port

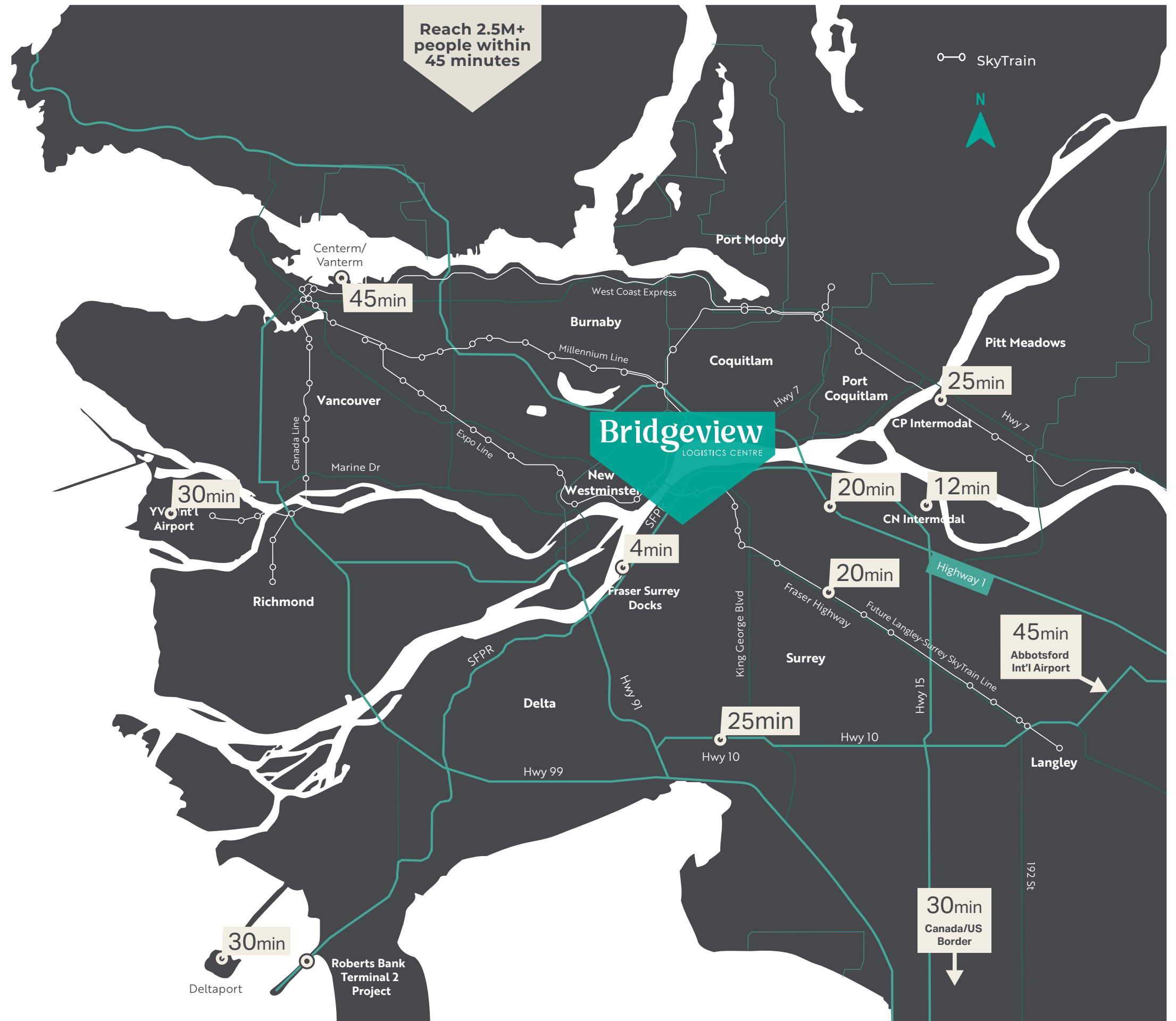
170.4M
metric tonnes handled in 2025

3.78M
TEUs moved in 2025

170+
international markets connected through the port

85%+
of cargo supports trade beyond the U.S.

[Read more: Port of Vancouver 2025 Key Facts](#)



A Central Location with Unmatched Connectivity



Amenities

The property is surrounded by growing commercial activity and enjoys high visibility from Scott Road, with nearby businesses including Lordco, Burger King, Quiznos, Tim Hortons, Starbucks, and Triple O's, to name a few.

Rapid Transit

Nearby Scott Road SkyTrain Station provides fast and reliable transit service on the Expo Line, giving employees direct access to major destinations across Metro Vancouver and expanding the available labour pool.

SkyTrain access reduces reliance on car-based labour

Key Advantages

- Roberts Bank Terminal 2 & new Pattullo Bridge **connectivity**
- South Fraser Perimeter Road direct **access for heavy freight**
- **Larger labour catchment** — employees commute car-free
- Port **Authority-zoned for cargo** import/export operations
- **Established industrial district** with major regional operators



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this opportunity!