

10088 **GRACE ROAD**
SURREY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FULLY LEASED INDUSTRIAL BUILDING **FOR SALE**

Approximately 13,000 SF Building Leased to Billion Dollar Corporation

1.232 Acres

Prime South Westminster Location with Good Highway Access

Tony Capolongo

D 604.630.3378 C 604.290.5318

tony.capolongo@lee-associates.com

CELEBRATING OVER



Opportunity

An exceptional opportunity to purchase a rarely available fully leased single tenant industrial investment opportunity. The building is tenanted by a multi-billion dollar corporation. Situated in the highly desirable South Westminster Industrial Area of Surrey, one of the most sought-after locations in the Lower Mainland.

Building/Site Features

- » Prime corner location
- » Very well-maintained freestanding building
- » Paved yard area
- » Separate reception areas, showrooms and lunchrooms
- » 3-phase, 600 Volts, 200 Amps industrial electric power
- » 6 oversized grade loading doors
- » Built in 1995
- » Generous parking
- » 17' clear ceiling height
- » Skylights
- » Multiple washrooms

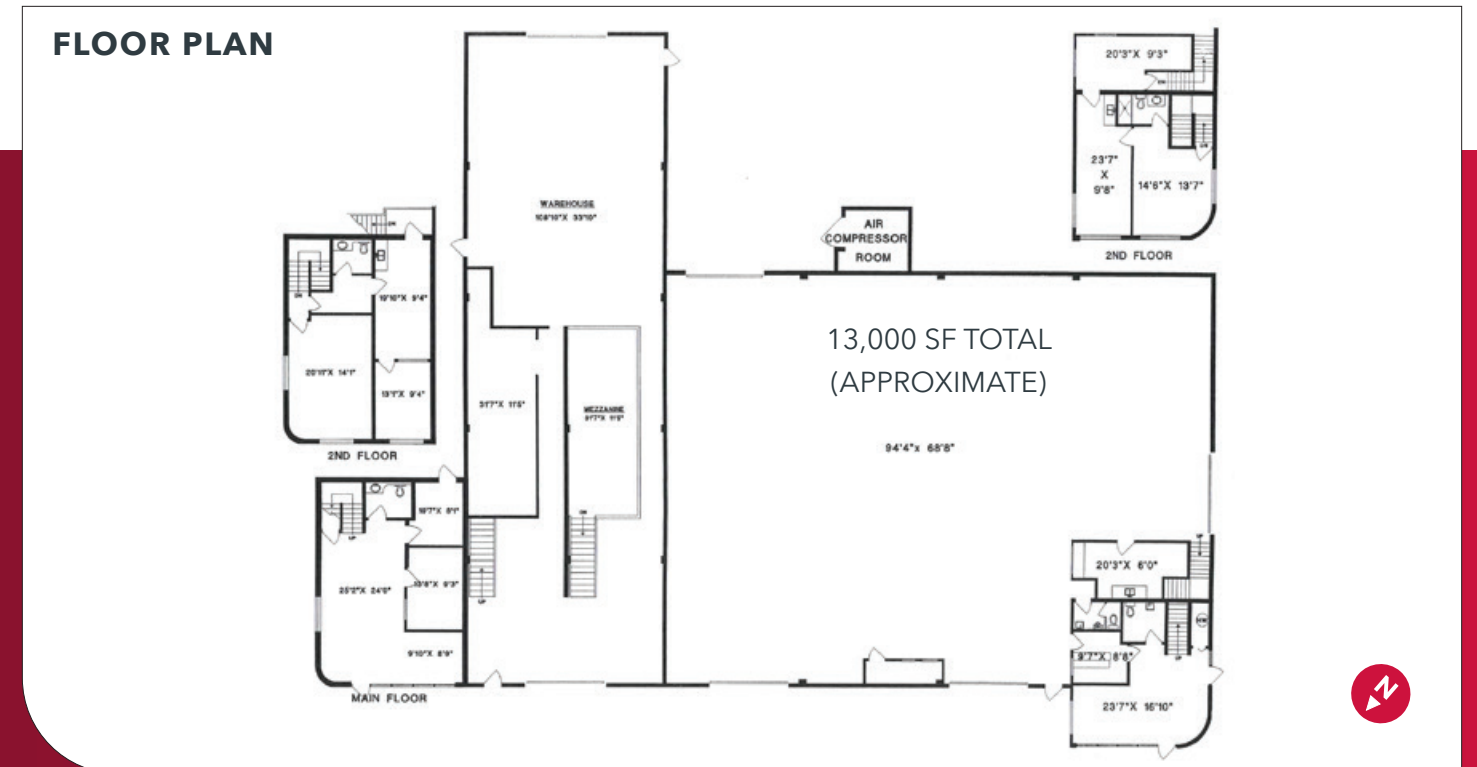
Key Investment Characteristics

- » Leased to multi-billion dollar corporation
- » Building is demisable into flexible unit sizes
- » Current lease rate below market



Salient Details

Legal Description	Lot 12, Block 5N, Plan NWP87707, Section 25, Range 3W, New Westminster Land District; PID: 016-927-192
Building Size	Approximately 13,000 SF
Site Size	1.232 acres (53,666 SF)
Zoning	Comprehensive Development Zone (CD) based on Light Industrial Zone (IL-1)
Assessment	\$10,052,000 (2025)
Property Taxes	\$77,255.97 (2024)
Asking Price	\$9,498,000
Tenant	United Rentals of Canada
NOI Information	Available upon signed CA



10088 GRACE ROAD

SURREY, BC



Location Overview

10088 Grace Road is a prime industrial location in Surrey's South Westminster district, offering excellent access to Highway 17, Scott Road/120 Street, King George Boulevard, Patullo Bridge, Scott Road SkyTrain station, Fraser Surrey Docks, and the rail yard. Ideal for logistics, warehousing, and commercial operations, this location provides strategic connectivity for long-term success.

Tony Capolongo

D 604.630.3378 C 604.290.5318

tony.capolongo@lee-associates.com

© 2025 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 313. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

