

FOR SALE | INDUSTRIAL LAND
10198 GRACE ROAD
SURREY, BC



- ▶ **Land Totalling 3.11 Acres (Gross)**
- ▶ **Situated in the South Westminster Submarket**

Opportunity

Lee & Associates presents one of the remaining undeveloped industrial lots in South Westminster, Surrey, BC. Located near key transportation routes and various warehousing and logistics operations, it bodes for more jobs and economic development as part of the City of Surrey's South Westminster Neighbourhood Concept Plan plans.

Highlights

- ▶ Convenient and easy access to South Fraser Perimeter Road/Hwy 17, Hwy 1, Hwy 91, Patullo Bridge and Alex Fraser Bridge
- ▶ Close proximity to Fraser Surrey Docks & Rail Yards
- ▶ Comparatively flat site with access at grade level
- ▶ Ideal shape for development

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Zoning/Land Use Designation

- ▶ The Property is zoned as Zoned IB-2 (Business Park 2), permitting a wide range of industrial, distribution/warehouse and wholesale uses. A full copy of the bylaw can be provided upon request.

Lot Size

- ▶ 3.11 acres (135,471.60 SF) gross

Features

- ▶ Services: sanitary, drainage, and water mains present along Grace Road
- ▶ Set up with perimeter fencing and CCTV system
- ▶ Lighting poles installed
- ▶ Close to Fraser Surrey Docks & intermodal rail, making this an excellent location for transloading/deconsolidation site

Parcel Identifier

023-645-709

Legal Description

LOT 1, BLOCK 5N, PLAN LMP31340, SECTION 25, RANGE 3W, NEW WESTMINSTER LAND DISTRICT

Property Taxes (2023)

\$109,937.40

Asking Price

Contact Listing Agent

Partial List of Due Diligence Materials Available

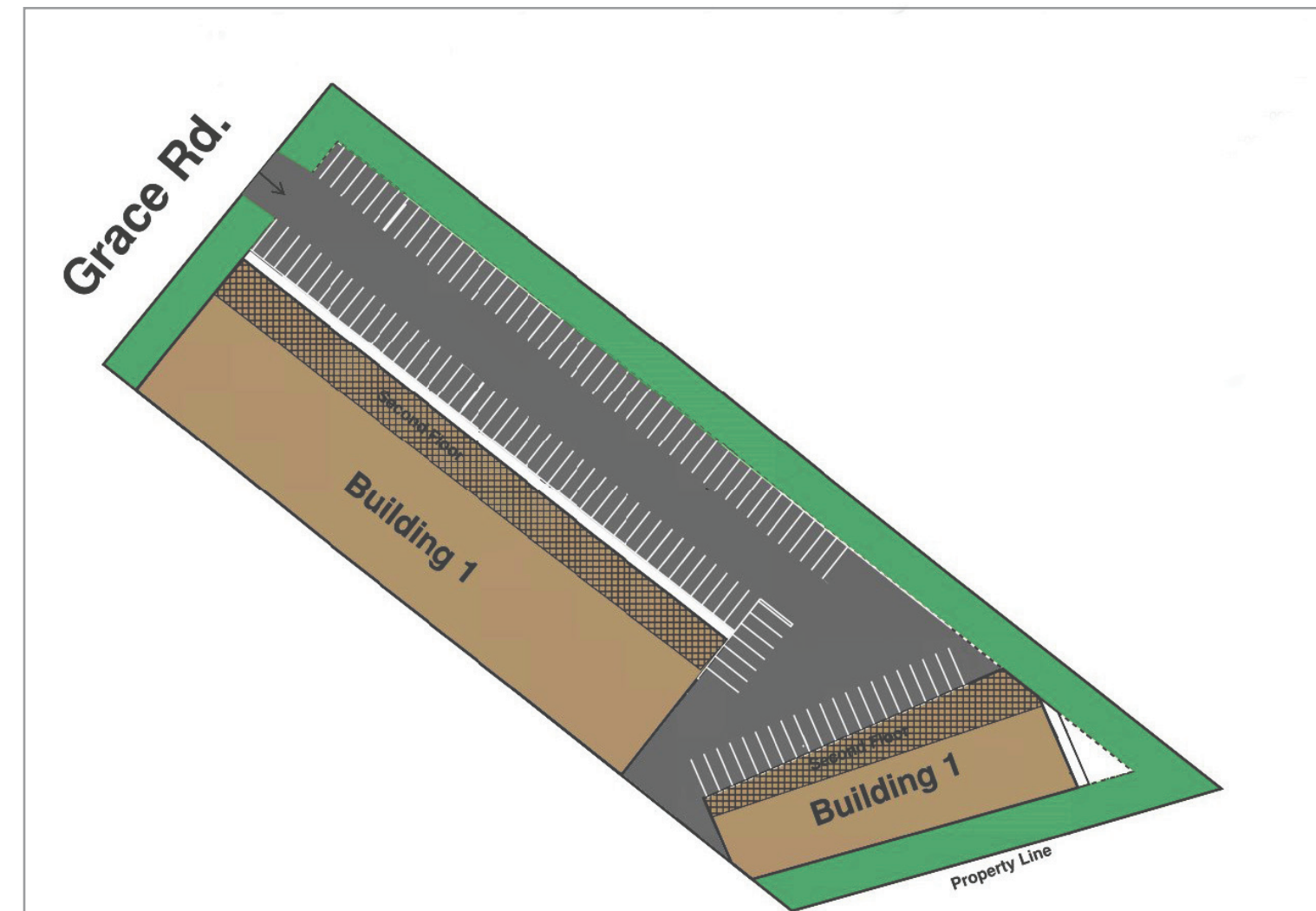
- ▶ Topographic Survey
- ▶ Geotechnical Report
- ▶ Architectural Plans
- ▶ Arborist Report
- ▶ Landscape Design
- ▶ Conceptual Key Plan

**Contact Listing Agent for Confidentiality Agreement..*

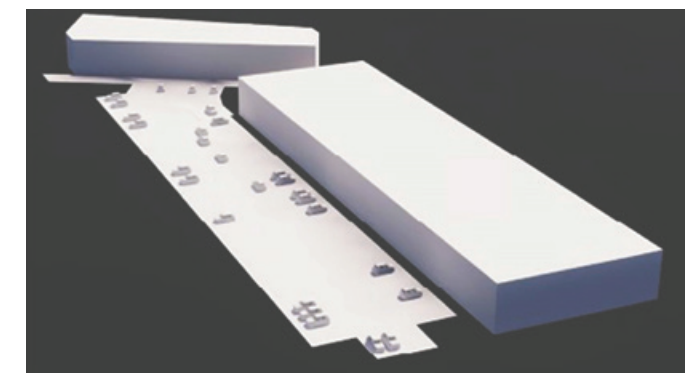
Site Aerial & Metro Vancouver Map (Measurements Approximate)



Concept Plan



BUILDINGS	FOOTPRINT:	SECOND FLOOR:
BUILDING 1	38,500 SF	9,625 SF
BUILDING 2	13,500 SF	4,050 SF
TOTAL	52,000 SF	13,675 SF
TOTAL FOOT PRINT: 52,000 SF		
SITE COVERAGE: 38.4%		
TOTAL FLOOR AREA: 65,675 SF		





The subject property is situated in the Bridgeview/South Westminster Industrial District in what is Surrey's high-profile entrance to the City. Located south of the Fraser River, the Bridgeview/South Westminster Industrial areas offer 1348 acres of Industrial Lands.

South Westminster/Bridgeview is arguably situated in the centre of Metro-Vancouver. The area is supported by major transportation infrastructure including the Fraser Surrey Docks, intermodal rail and an intricate highway system with direct access to the South Fraser Perimeter Road (Highway #17) which connects to Highway #1 and Highway #99/91, King George Boulevard and Scott Road. The Industrial Park is home to Van-Kam Freightways, Texcan, Frito Lay, Williams Machinery, and many other businesses.

Surrey is BC's second largest municipality next to Vancouver, which it is expected to outgrow moving forward. Surrey has some of the lowest industrial property taxes in Metro Vancouver. It also has an abundance of residential sub-communities, making it ideal for employees to reside.

LOCATION	DRIVE TIME	DISTANCE
Highway 15 (Pacific Hwy)	6mins	3.6km
Highway 10	2mins	900m
Highway 99	15mins	12.6km
Highway 1 (TransCanada)	14mins	9.6km
US Border (Peace Arch)	17mins	14.6km
Vancouver International Airport	42mins	44.3km
Abbotsford International Airport	35mins	33.6km
Fraser Surrey Docks	38mins	22.8km
Deltaport	38mins	43.8km
CP Intermodal Yard	29mins	23.5km
CN Rail Main Yard	43mins	43km
Seaspan Ferry Terminal	31mins	35.6km
Seaspan Ferry Terminal	32 mins.	35.7 km

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