

FOR LEASE | INDUSTRIAL LAND  
9561, 9563, 9569 GUNDERSON ROAD, DELTA  
AND 9591 ELEVATOR ROAD, SURREY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ From 0.50 Acres (21,780 SF) To 1.98 Acres (86,249 SF) Of Land
- ▶ Plus Optional 10,000 SF Steel Clad Building

Sebastian Espinosa CCIM, SIOR  
Personal Real Estate Corporation  
Senior Vice President | Industrial  
D 604.630.3396 C 604.783.8139  
sebastian.espinosa@lee-associates.com

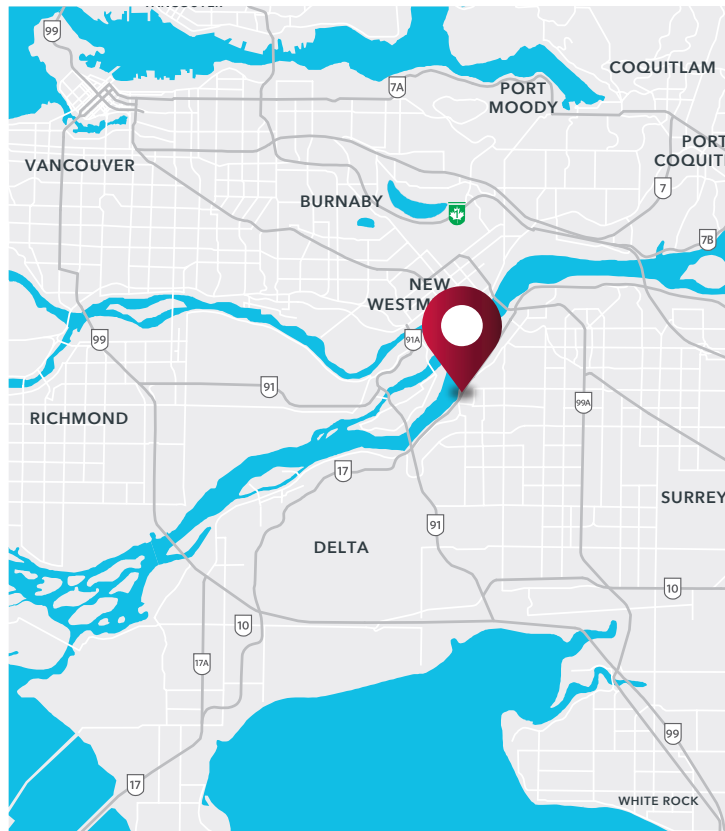
# FOR LEASE | INDUSTRIAL LAND 9561, 9563, 9569 GUNDERSON ROAD, DELTA AND 9591 ELEVATOR ROAD, SURREY, BC

## Location

The property is located within the South Westminster/ Bridgeview Industrial Park, home to Van-Kam Freight, Quik X, Texcan, Lordco Auto Parts, and other large distribution and manufacturing companies. The property is less than 5 minutes away from the SFPR Tannery Interchange and King George Highway.

## Features

- ▶ Water lot can accommodate up to 30 slips for 30 foot vessels
- ▶ Proximity to three arterial transportation routes and the Pattullo Bridge
- ▶ Site work – filled by DSM Excavating & Contracting Ltd for approximately 20,000 SF building
- ▶ Port of Vancouver is improving roads, including widening and extending Timberland Road south to the property - scheduled completion: Summer 2024



## Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation

Senior Vice President | Industrial

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

## Property Identification Numbers

010-452-401; 009-585-290; 010-452-419

## Lot Size

From 0.50 acre (21,780 SF) to 1.98 acres (86,249 SF)  
Water lot approximately 0.865 acres (37,695 SF)

## Existing Building Size

10,000 (approximate) steel clad building on piles

## Property Taxes

\$0.95 PSF per annum (2024 estimated)

## Lease Rates\*

Land - From \$4.50 PSF per annum, Net\*\* plus proportionate share of Property Taxes and Management Fee

Building - from \$12.00 PSF per annum, Net\*\* plus proportionate share of Property Taxes and Management Fee

\*All lease rates quoted above are net of GST and GST will be applied to all leases. Advertising of lease rates is subject to change without notice.

\*\*Net means not including proportionate share of Property Taxes and Management Fee

