

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ Four Properties Totalling 1.98 Acres
- ▶ Zoned IL and I-1
- ▶ Leased Water Lot Comprised of 37,695 SF

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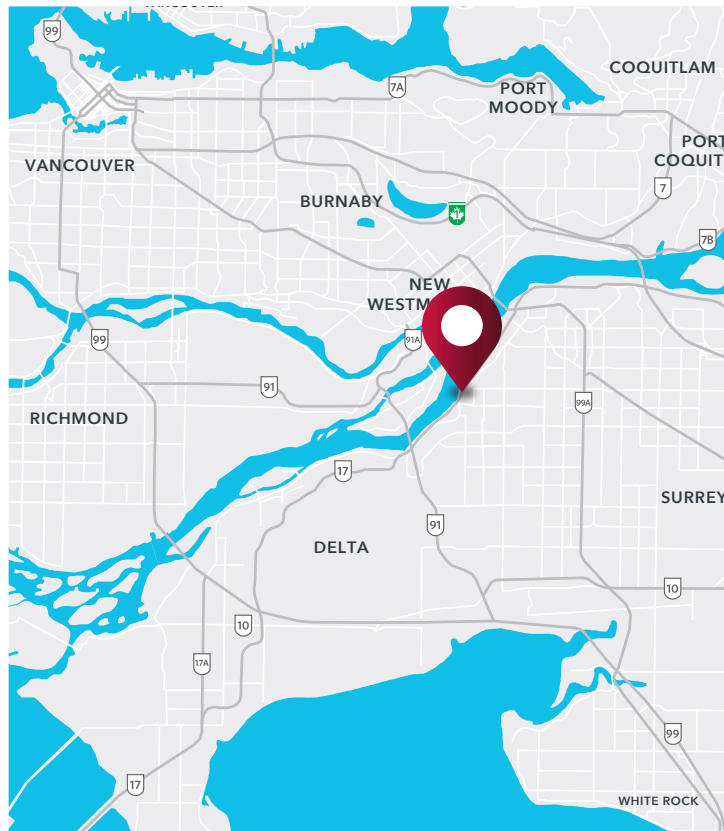
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Location

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



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Zoning

I1 (Low Impact Industrial Zone) - Delta
IL (Light Impact Industrial Zone) - Surrey

Property Identification Numbers

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

Lot Size

1.98 acres or 86,248 SF (all lots combined)
Water lot approximately 37,695 SF

Existing Building Size

10,000 (approximate) steel clad building on piles

Property Taxes

\$70,992.59 (2023 estimated)

Asking Sale Price

\$10,995,000

Lease Rates

Land - \$4.50 PSF per annum, net or \$32,343 per month plus GST
Building - \$12.00 PSF per annum, net or \$10,000 per month plus GST
Water Lot - \$18,000 per year, gross plus GST

