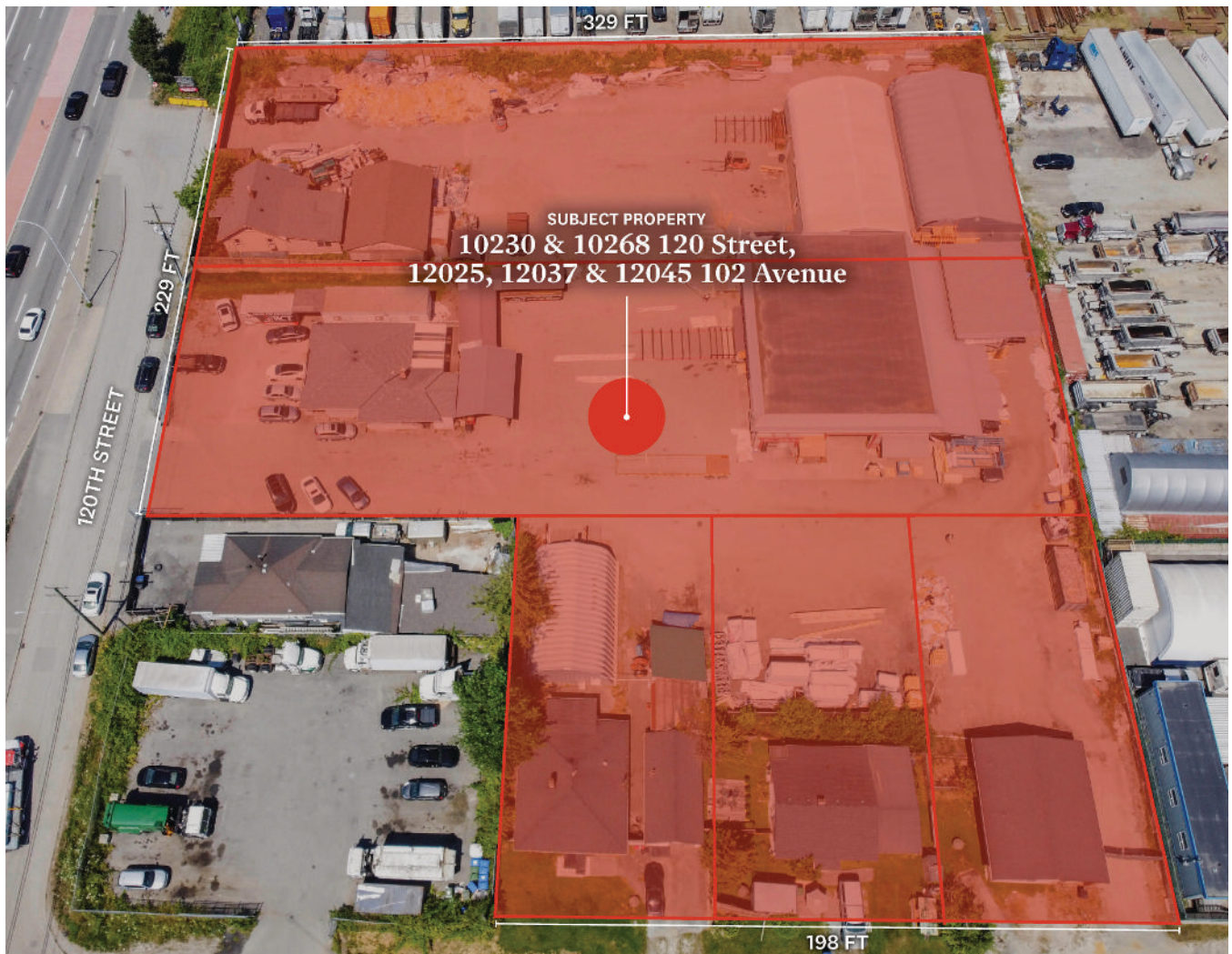


**FOR SALE**

# 10230 & 10268 120 Street, 12025, 12037 & 12045 102 Avenue, Surrey

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INDUSTRIAL INVESTMENT OPPORTUNITY IN NORTH SURREY



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**rennie**



# the opportunity

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## OVERVIEW

Rennie & Associates Realty is pleased to present an exceptional opportunity to acquire a high-exposure industrial land assembly in the heart of North Surrey's South Westminster neighbourhood. Comprising five contiguous parcels totaling approximately 2.313 acres, the subject properties—10230 & 10268 120 Street and 12025 12037 & 12045 102 Avenue—form a prominent corner site with over 425 feet of combined frontage along two affluent arterial roads; 120 Street & 102 Avenue.

Existing improvements include a main warehouse/shop, two storage sheds, and several office-converted structures. Strategically positioned near King George Boulevard, Highway 17, and the Pattullo Bridge, the site offers excellent connectivity to Surrey City Centre, Delta, and New Westminister—presenting both immediate functionality and long-term redevelopment potential.



## SUBJECT PROPERTIES

10230, 10268 120 Street, Surrey  
1205, 12037, 12045 102 Avenue, Surrey

## CURRENT ZONING

IB-2 – Business Park 2

## PROPERTY DESCRIPTION

Currently improved with:  
One (1) main industrial shop/warehouse building, two (2) storage sheds and a number of office conversion buildings.

## LAND USE DESIGNATION

Mixed Employment





# property highlights



## LOT SIZE (APPROX.)

2.313 acres (100,739 sq.ft)

## BC ASSESSMENT VALUE(2025)

\$17,621,500

## LOT DIMENSIONS (APPROX.)

229 ft frontage along 120 Street  
198 ft frontage along 102 Avenue  
329 ft depth (north property line)

## LEGAL DESCRIPTIONS

10268, 10230 120 Street :  
Lot 8, 9, Except: Parcel "A" (Explanatory Plan 12257),  
Block 1, Section 30, Block 5, North Range 2 West, NWD  
Plan 454.

## GROSS BUILDING AREA (APPROX.)

15,093 sq.ft.  
(Storage Sheds: 6,533 sq.ft.  
(Shop/Warehouse Building: 8,560 sq.ft.)

12025, 12037, 12045 102 Avenue:  
Lot 4, 5, 6 Section 30, Block 5 North, Range 2 West, Land  
District 36, NWD Plan 577.

## PROPERTY TAXES(2024)

\$107,828.42

## ASKING PRICE

Contact listing agent



# zoning & lot coverage

The IB Zone was introduced in 1993 as part of the adoption of the Zoning By-law, as a conversion of the I-1, I-P(2) and I-G Zones of the previous Zoning By-law No. 5942, and has been employed effectively in business park sites in Surrey since that time.

The IB-1 and IB-2 Zones were developed in 2003, specifically as part of the approval of the Campbell Heights Business Park. The IB-1 Zone was modelled after the existing IB Zone, but included modifications intended to meet a higher standard of design and landscaping envisioned for Campbell Heights. The IB-2 Zone was similarly intended to accommodate a high quality of design, but also allows outdoor storage and display areas, to accommodate a slightly more intensive business park use with a light-industrial orientation. A general comparison of the three Business Park Zones is provided below:

	IB	IB-1	IB-2
<b>Intent</b>	<ul style="list-style-type: none"> <li>Comprehensive design.</li> <li>Light industrial uses, offices, and services uses with no nuisance apparent from outside</li> </ul>	<ul style="list-style-type: none"> <li>High standard of comprehensive design.</li> <li>Light impact ind uses, high tech, research and development, warehouse, office, and service uses in an enclosed building.</li> </ul>	<ul style="list-style-type: none"> <li>High standard of design.</li> <li>Light Impact industry, office, and limited service uses that are generally compatible with adjoining uses.</li> </ul>
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>Light impact industry, wholesale/retail sales of goods produced on the lot or part of wholesale, limited Office and General service uses, Warehouse, Distribution centres.</li> </ul>	<ul style="list-style-type: none"> <li>Light impact industry, wholesale/retail sales of goods produced on the lot or part of the wholesale, Warehouse uses, Distribution centres, limited Office uses.</li> </ul>	<ul style="list-style-type: none"> <li>Light impact industry, wholesale/retail sales of goods produced within the business premises or as part of the wholesale, Warehouse uses, Distribution Centres, limited Office uses.</li> </ul>
<b>Subdivision</b>	2000 sq.m, 30 X 30	2000 sq.m, 30 X 30	1800 sq.m, 30 X 30
<b>Density</b>	0.75	1.00	1.00
<b>Lot Coverage</b>	45%	45%	60%
<b>Minimum Front Setbacks</b>	7.5 m	16/7.5 m	16/7.5 m
<b>Minimum Rear Setback</b>	7.5 m	7.5 m	7.5 m
<b>Minimum Side Setback</b>	7.5/0 m	7.5/3.6 m	7.5/0 m
<b>Minimum Flanking Street Setback</b>	7.5 m	9/7.5 m	9/7.5 m
<b>Height</b>	12 m	14 m	14 m

While the three zones are similar in many ways, there are several notable differences between them, including the maximum permitted lot coverage - the maximum percentage of the area of a lot that a building may occupy. The IB and IB-1 Zones permit a maximum lot coverage of 45%, while the IB-2 Zone permits a maximum lot coverage of 60%. The higher lot coverage permitted under the IB-2 Zone reflects the fact that the IB-2 Zone was partially modelled after the Light Impact Industrial (IL) Zone, which permits a maximum lot coverage of 60%. The lower lot coverage in the IB and the IB-1 Zones is related to the objective of ensuring a significant amount of landscaping in Business Park Zones.



# area map



## WALK SCORE



**51/100 Somewhat Walkable**  
Some errands can be accomplished on foot.



**56/100 Good Transit**  
Many nearby public transportation options.



**67/100 Bikeable**  
Some bike infrastructure.

## NEARBY AMENITIES

1. Surrey Central Station
2. Gateway Station
3. King George Station





# site pictures

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