



King George Blvd.

SFPR

Scott Road

Grace Road



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# For Sale

## 3.11 Acres of Level Industrial Land in Bridgeview

10198 Grace Road, Surrey

# Opportunity

Colliers is pleased to present this rarely available opportunity to acquire 3.11 acres of industrial land in Surrey's highly sought-after Bridgeview Industrial hub.

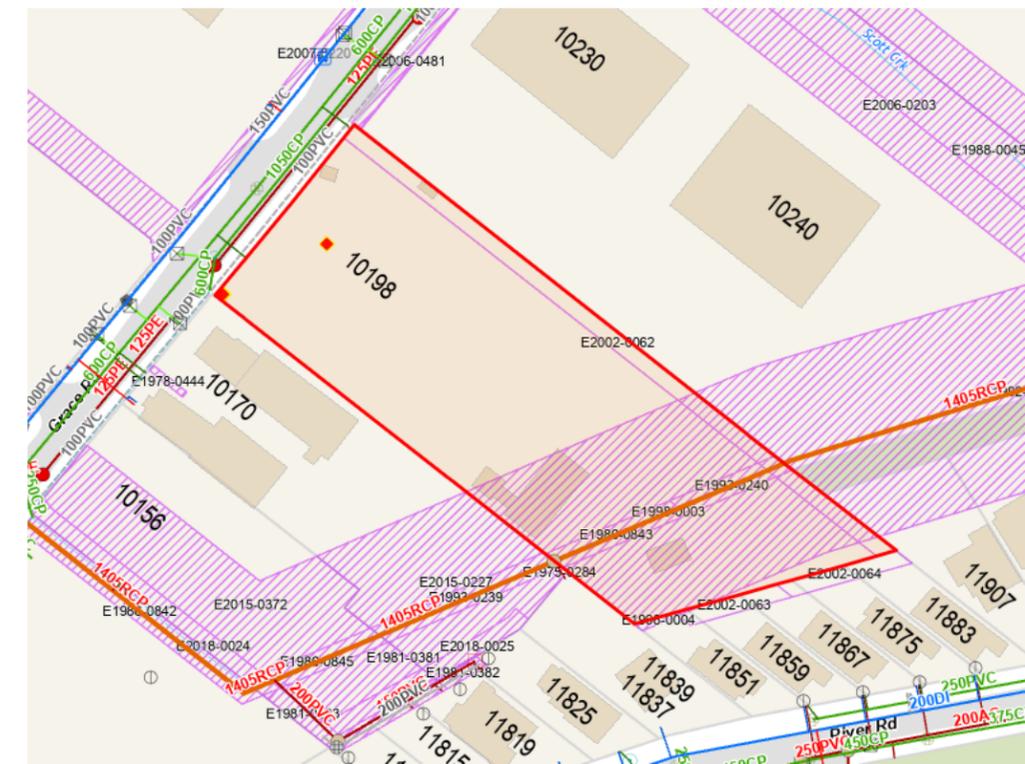
10198 Grace Road is located in the Bridgeview/South Westminster Industrial area on the south shore of the Fraser River just the west of the Pattullo Bridge and brand new stal'áwasám (Riverview) Bridge. The Property provides excellent access to the South Fraser Perimeter Road/Hwy 17 and Scott Road/120 Street.

The Property is a level, rectangular site with Business Park 2 Zoning (IB-2) offering the potential for large-scale storage & logistics centres, wholesale operations and manufacturing & processing facilities.



# Salient Facts

<b>Civic Address</b>	10198 Grace Road, Surrey
<b>Legal Description</b>	PID: 023-645-709   LOT 1 SECTION 25 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN LMP31340
<b>Encumbrances</b>	<ul style="list-style-type: none"><li>● Statutory Right of Way (GVSD) BG215672</li><li>● Statutory Right of Way (GVSD) BC215673</li></ul>
<b>Site Area</b>	3.11 acres (gross)
<b>Developable Area</b>	1.88 acres (net developable)
<b>Zoning</b>	Business Park 2 Zone (IB-2) <i>Designed for high-standard, light-impact industrial uses, allowing for developments with maximum density and specific, controlled outdoor storage.</i>
<b>Availability</b>	Immediate
<b>Property Taxes (2025)</b>	\$152,752.20
<b>Asking Price</b>	Contact Listing Agents
<b>Property Features</b>	<ul style="list-style-type: none"><li>• Flat, leveled rectangular shape</li><li>• Fully fenced/gated yard area</li><li>• Convenient access to South Fraser Perimeter Road</li></ul>



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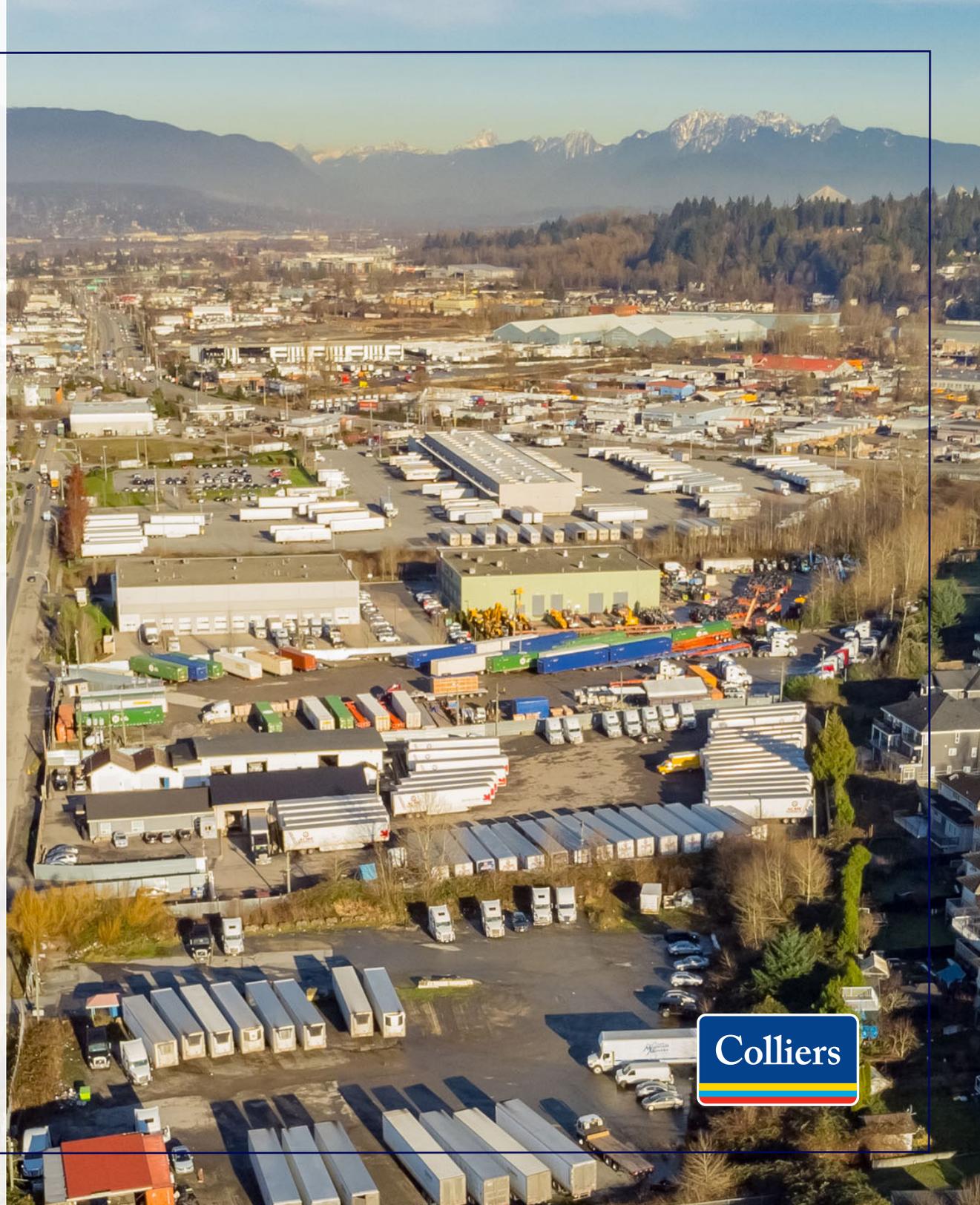
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