

9561, 9563, 9569 **GUNDERSON RD**
9591 **ELEVATOR RD**

SURREY & DELTA BC

NEW PRICE



INDUSTRIAL LAND FOR SALE

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

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basaran@lee-associates.com

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

9561, 9563, 9569 GUNDERSON ROAD 9591 ELEVATOR ROAD

Opportunity

Rare opportunity to acquire a strategically positioned industrial property in the South Westminster/Bridgeview Industrial Park. With a combination of prime waterfront access, proximity to major transportation routes, and existing site work for a substantial building, this property is perfectly suited for large-scale distribution or manufacturing operations. Its location within a well-established industrial hub, alongside notable companies like Van-Kam Freight and Lordco Auto Parts, further enhances its appeal. The ongoing improvements to surrounding infrastructure, including road expansions by the Port of Vancouver, ensure the long-term value and connectivity of this site. With zoning that supports a range of industrial uses and an expansive water lot capable of accommodating multiple vessels, this property offers immense potential for future development and operational efficiency.

WATER LOT Capable of accommodating up to 30 slips for 30-foot vessels.

PRIME ACCESS Convenient proximity to major transportation routes including SFPR, King George Highway, and the Pattullo Bridge.

SITE PREPARATION Site work completed by DSM Excavating & Contracting Ltd., ready for a building footprint of approximately 20,000 SF.

INFRASTRUCTURE IMPROVEMENTS The Port of Vancouver is enhancing road access with the widening and extension of Timberland Road, scheduled for completion by Summer 2024.

Zoning I1 (Low Impact Industrial Zone) – Delta
IL (Light Impact Industrial Zone) – Surrey

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

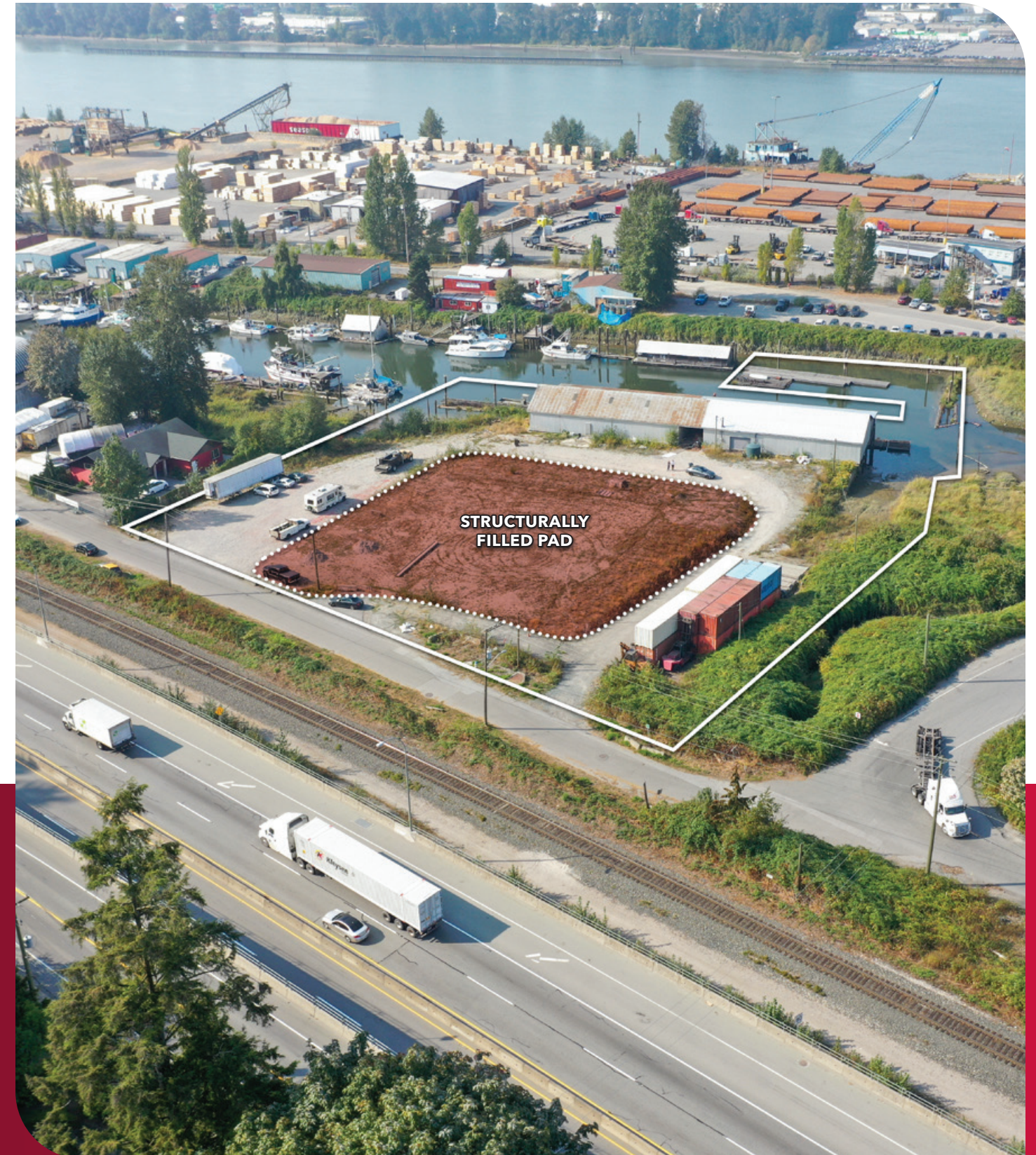
Lot Size 1.98 acres (all lots combined)

Water lot approximately 37,695 SF

Building Size 10,000 (approximate) steel clad building on piles

Property Taxes \$70,992.59 (2023 estimated)

Asking Price \$9,995,000

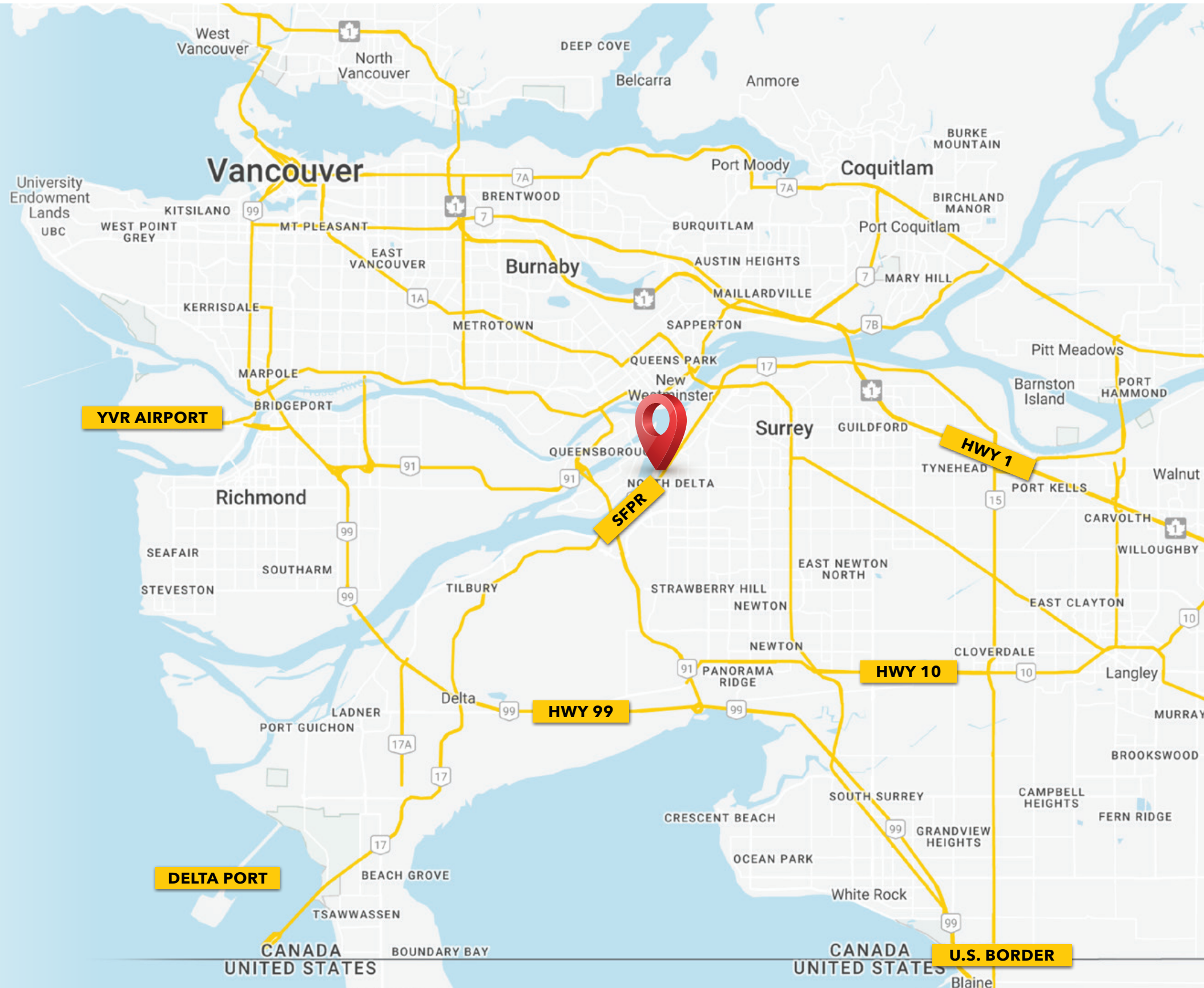


9561, 9563, 9569 GUNDERSON ROAD 9591 ELEVATOR ROAD

Location Overview

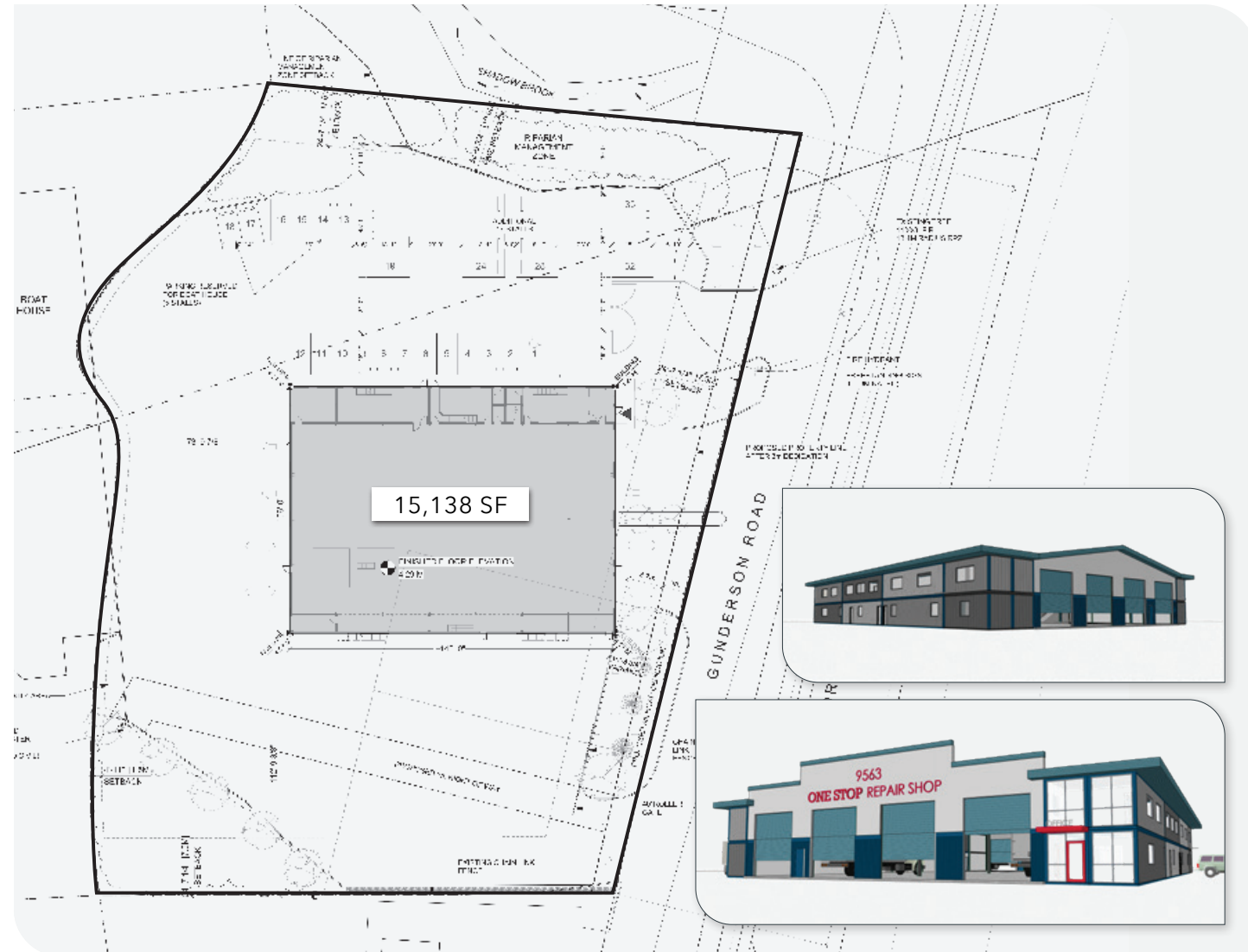
The property is strategically located in the South Westminster/ Bridgeview Industrial Park, a vibrant and growing industrial hub in Surrey, British Columbia. This area is home to major distribution and manufacturing companies such as Van-Kam Freight, Quik X, Texcan, and Lordco Auto Parts.

The property's prime location offers easy access to key transportation routes, including the South Fraser Perimeter Road (SFPR) and King George Highway, both less than five minutes away. Additionally, the upcoming road enhancements by the Port of Vancouver, including the extension of Timberland Road, will further improve accessibility and logistics for businesses operating from this site.

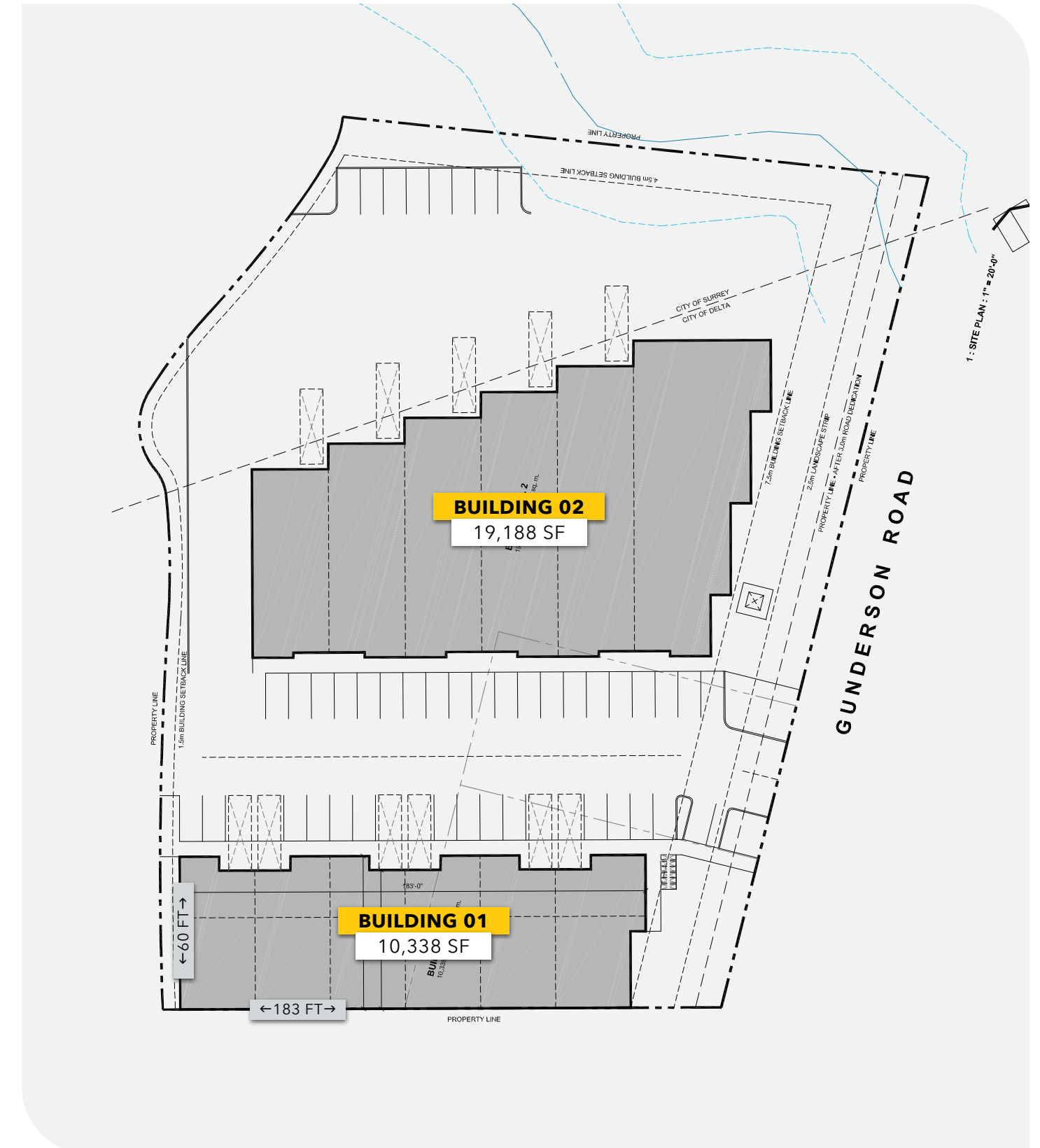


9561, 9563, 9569 GUNDERSON ROAD 9591 ELEVATOR ROAD

Conceptual Site Layout



Conceptual Site Layout



Zoning	I1 (Low Impact Industrial Zone) – Delta	
Lot Area	85,840 sq.ft. / 1.97 acres (7,975 sq.m.)	
Site Coverage	Building Footprint 15,138 sf / 17.6% Site Coverage	
Building Area	Ground Floor Area	14,840 sq.ft. (1,379 sq.m.)
	Second Floor Area	2,240 sq.ft. (208 sq.m.)
	Mezzanine Area	1,120 sq.ft. (104 sq.m.)
	Total Floor Area	18,200 sq.ft. (1,691 sq.m.)
Floor Space Ratio	0.21 F.S.R	
Parking Stalls	16 Stalls (1 accessible)	

9561, 9563, 9569 **GUNDERSON RD**
9591 **ELEVATOR RD**
SURREY & DELTA BC



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL LAND **FOR SALE**

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

© 2024 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. August 20, 2024 12:15 PM. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

CELEBRATING OVER
150
YEARS IN VANCOUVER