

Colliers



Asking:

\$3.75
PSF (net)



FOR LEASE

8 Acres of Paved & Fenced
Yard Area With Rail

201 Duncan Street, New Westminster

Quick access
to Hwy 91A



Rail Spur
Access

Proudly owned and managed by:

 **SRY Rail Link**

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Accelerating success.

Property Overview

Civic Address	201 Duncan Street, New Westminster
Location	Located on Duncan Street, on the east side of Stanley Street, bordered by the Fraser River to the north
Zoning	M2: Heavy Industrial zoning – allows a broad variety of uses including outside storage – please consult listing broker for a copy of the zoning bylaw
Site Area*	8 acres net usable
Annual Property Taxes (2025)	\$599,150.10
Asking Rate	\$3.75 per SF net
Available	Immediately

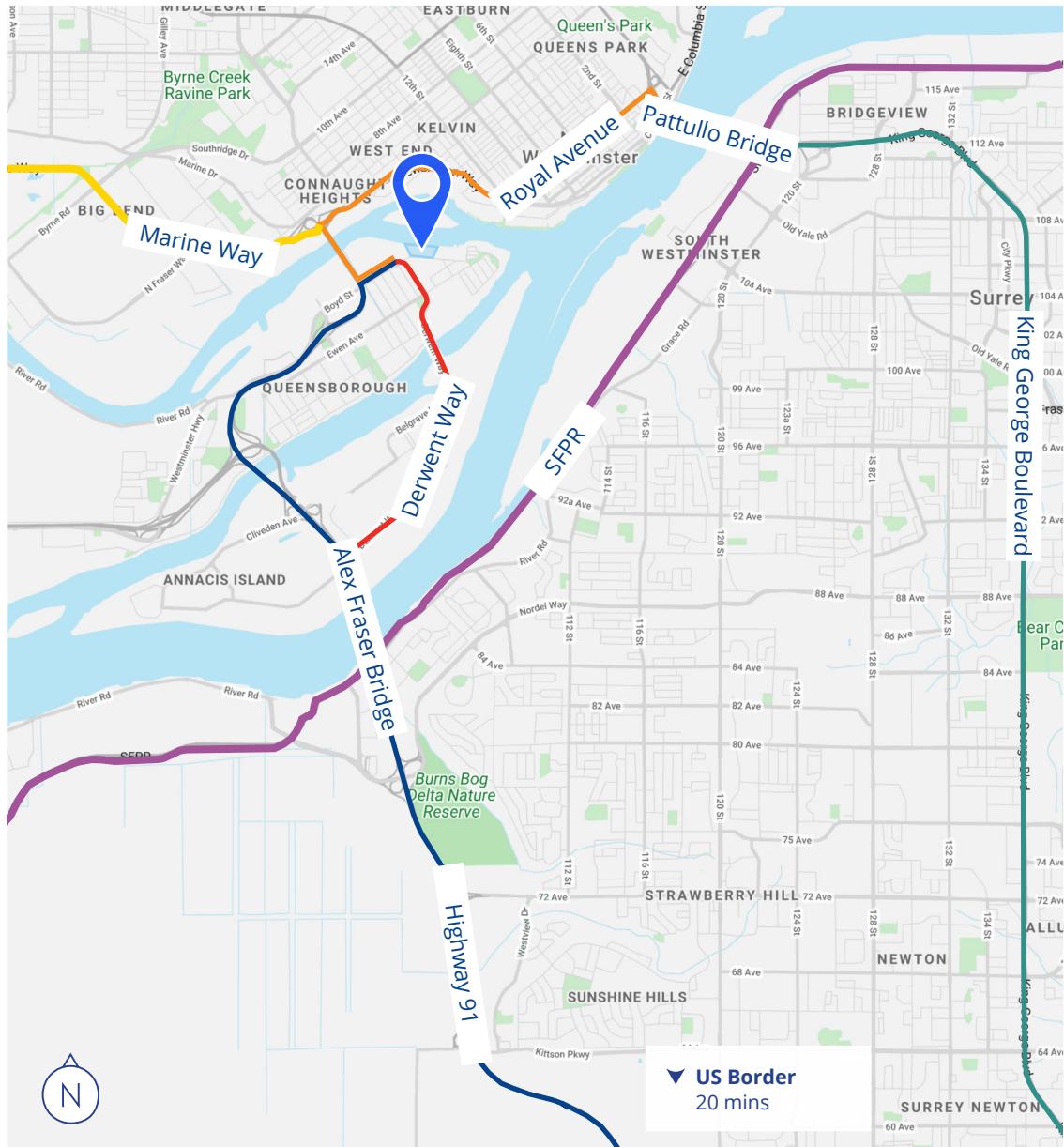
Features

- Three (3) points of access and egress
- 750 linear feet on a single rail spur line (can accommodate up to six (6) rail cars)
- 16,000 SF covered storage structure
- Property is fenced and gated

Opportunity to lease 8 acres of paved, level and fenced heavy industrial land in the Port Royal/Queensborough District of New Westminster.



Map



Location

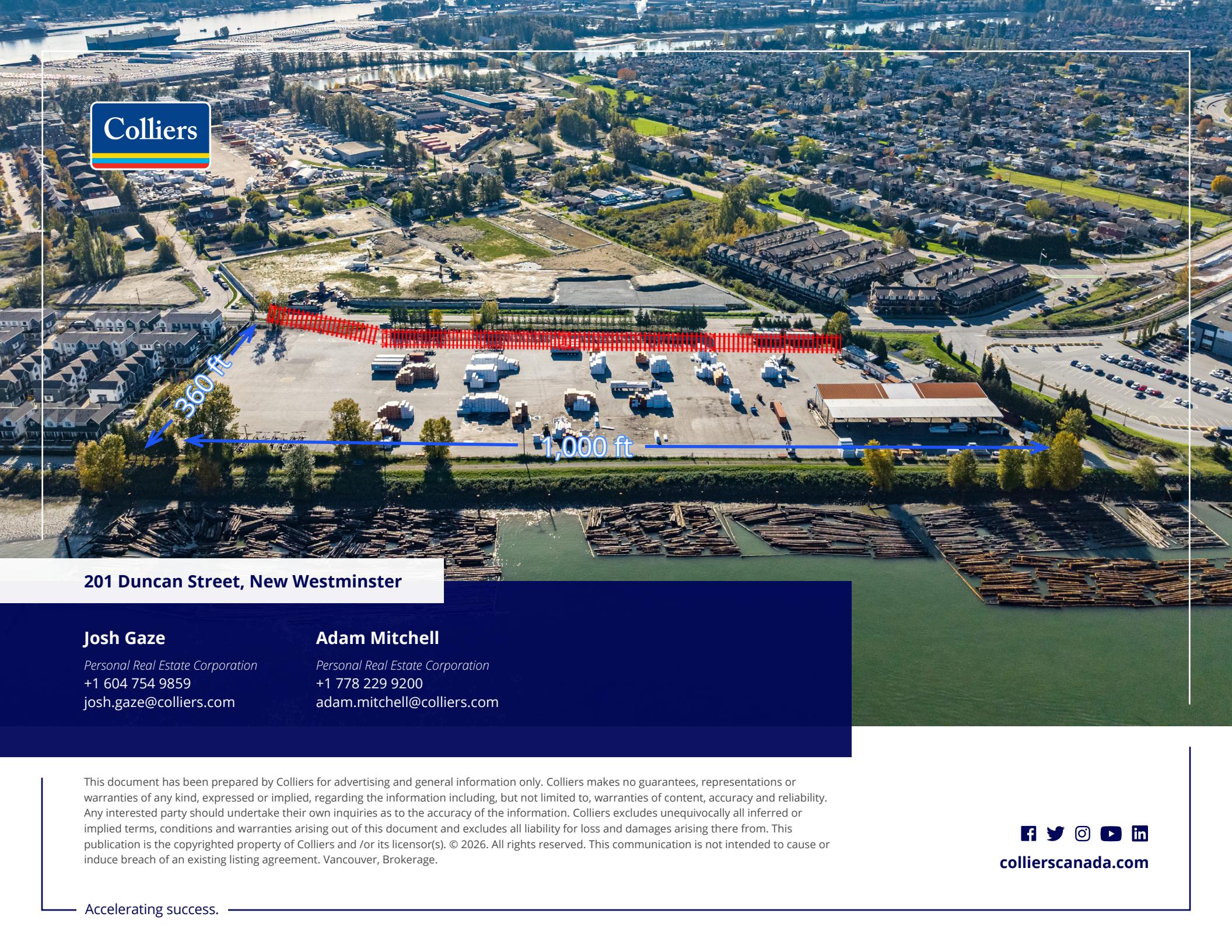
Easily accessed by Highway #91 to the west, which provides access to Boundary Road, Annacis Island, the SFPR and all areas of the Lower Mainland. The Port Royal/Queensborough area is a rapidly developing neighbourhood, with industrial neighbours such as Aritzia, Damco, and Walmart.

8 Acres
available

Southern Railway of British Columbia (SRY) is a major transporter of freight in British Columbia. Based in New Westminster, SRY provides businesses and customers located in the Lower Mainland and Fraser Valley with seamless rail connections to markets throughout North America. SRY operates over 125 miles of track and interchanges with four North American Class 1 railroads: CPR, BNSF, CN, and UP.



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360 ft

1,000 ft

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