

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



- ▶ **From 0.50 Acres (21,780 SF) to 1.98 Acres (86,249 SF) of Land**
- ▶ **Plus Optional 10,000 SF Steel Clad Building**

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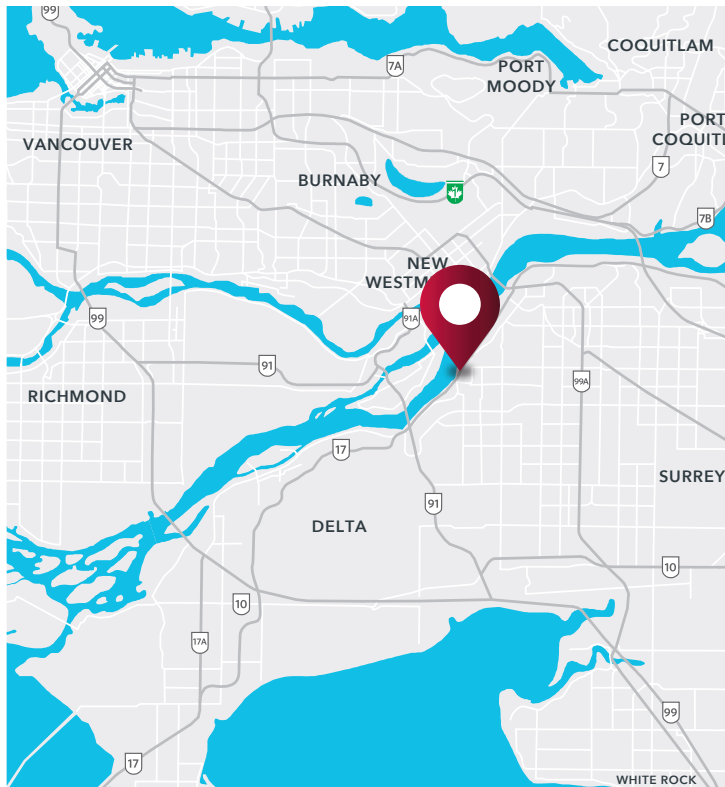
FOR LEASE | INDUSTRIAL LAND 9561, 9563, 9569 GUNDERSON ROAD, DELTA AND 9591 ELEVATOR ROAD, SURREY, BC

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



Property Identification Numbers

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

Lot Size

From 0.50 acre (21,780 SF) to 1.98 acres (86,249 SF)
Water lot approximately 0.865 acres (37,695 SF)

Existing Building Size

10,000 (approximate) steel clad building on piles

Property Taxes

\$0.95 PSF per annum (2024 estimated)

Lease Rates*

Land - From \$4.50 PSF per annum, Net** plus proportionate share of Property Taxes and Management Fee

Building - from \$12.00 PSF per annum, Net** plus proportionate share of Property Taxes and Management Fee

*All lease rates quoted above are net of GST and GST will be applied to all leases. Advertising of lease rates is subject to change without notice.

**Net means not including proportionate share of Property Taxes and Management Fee



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