

**10883 LARSON ROAD, SURREY**  
**11,345 SQFT INDUSTRIAL LOT**

**FOR  
SALE**



**WILLIAM | WRIGHT**

**MILAP DHALIWAL**  
PERSONAL REAL ESTATE CORPORATION  
[milap.dhaliwal@williamwright.ca](mailto:milap.dhaliwal@williamwright.ca)  
604.546.5555

**JOSH JAWANDA**  
PERSONAL REAL ESTATE CORPORATION  
[josh@williamwright.ca](mailto:josh@williamwright.ca)  
604.546.5555





## Highlights



Prime location along Scott Road



Flexible IL-1 industrial zoning



Excellent highway connectivity



Highly accessible site



## The Opportunity

Rare opportunity to acquire a 11,345 SQFT industrial lot in a prime Surrey location. Situated just off Scott Road, the property offers excellent access to major routes including Highway 17 and King George Boulevard. The flexible industrial zoning allows for a variety of uses, making it ideal for owner-occupiers, contractors, yard storage, and other industrial businesses. A great opportunity to secure industrial land in a highly accessible and sought-after industrial area.

**IL-1 ZONING IS IDEAL FOR OWNER-OCCUPIERS, CONTRACTORS, YARD STORAGE, AND MORE**

# Salient Facts

## SIZE

+/- 11,345 SQFT

## ZONING

IL-1

## PROPERTY TAXES

\$20,723.54 (2025)

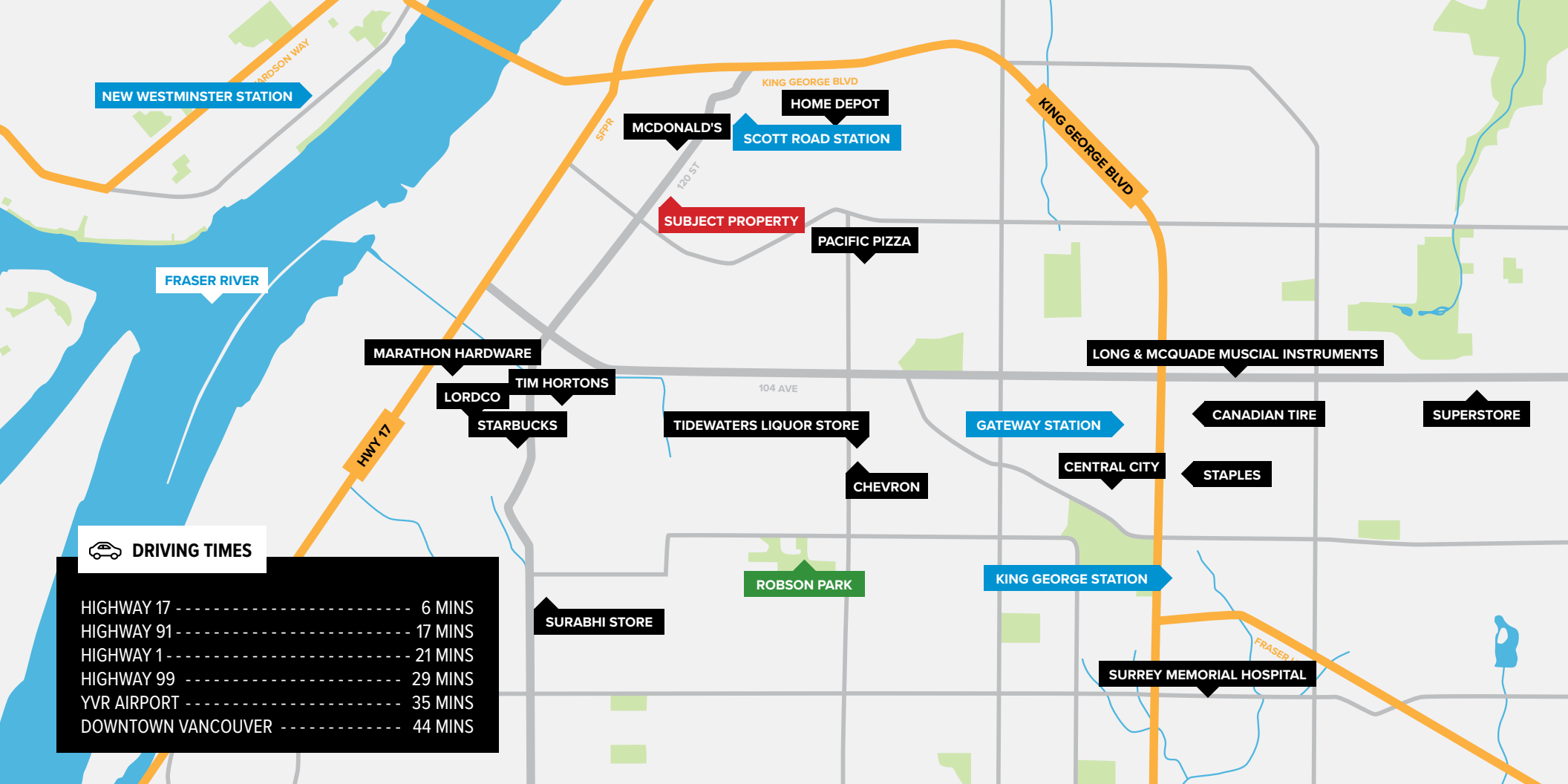
## PID

005-062-641

## PRICE

\$1,900,000





DRIVING TIMES	
HIGHWAY 17	6 MINS
HIGHWAY 91	17 MINS
HIGHWAY 1	21 MINS
HIGHWAY 99	29 MINS
YVR AIRPORT	35 MINS
DOWNTOWN VANCOUVER	44 MINS

## Location

Strategically located in Surrey's rapidly growing industrial corridor, the property offers convenient access to major transportation routes including Highway 17 (South Fraser Perimeter Road), Highway 91, and Highway 99. The property provides efficient connectivity throughout Metro Vancouver and to the U.S. border, making it well suited for a variety of industrial and logistics users.

## For More Information Contact

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