

12345 84 AVENUE
SURREY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL PROPERTY **FOR SALE**

1.63 Acres of Industrial Yard Space with Office/Dispatch Centre
Development Potential

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

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

The Opportunity

Lee & Associates is pleased to present the opportunity to acquire a rare industrial property located in Surrey's highly sought-after West Newton industrial submarket.

Situated on approximately 1.63 acres, the property offers functional yard space for truck parking, existing storage and warehousing improvements, and an office component that may be well suited for office, fleet dispatch, or administrative uses. The site also presents a future development or new construction opportunity, subject to municipal approvals.

The property is zoned IL - Light Impact Industrial, which allows for a broad range of industrial uses and supports the site's flexibility for owner-users, investors, contractors, transportation companies, and other industrial occupiers seeking yard, parking, and operational space. Rarely available in one of Surrey's most sought-after industrial submarkets, this property offers a strong combination of functionality, exposure, and long-term flexibility.

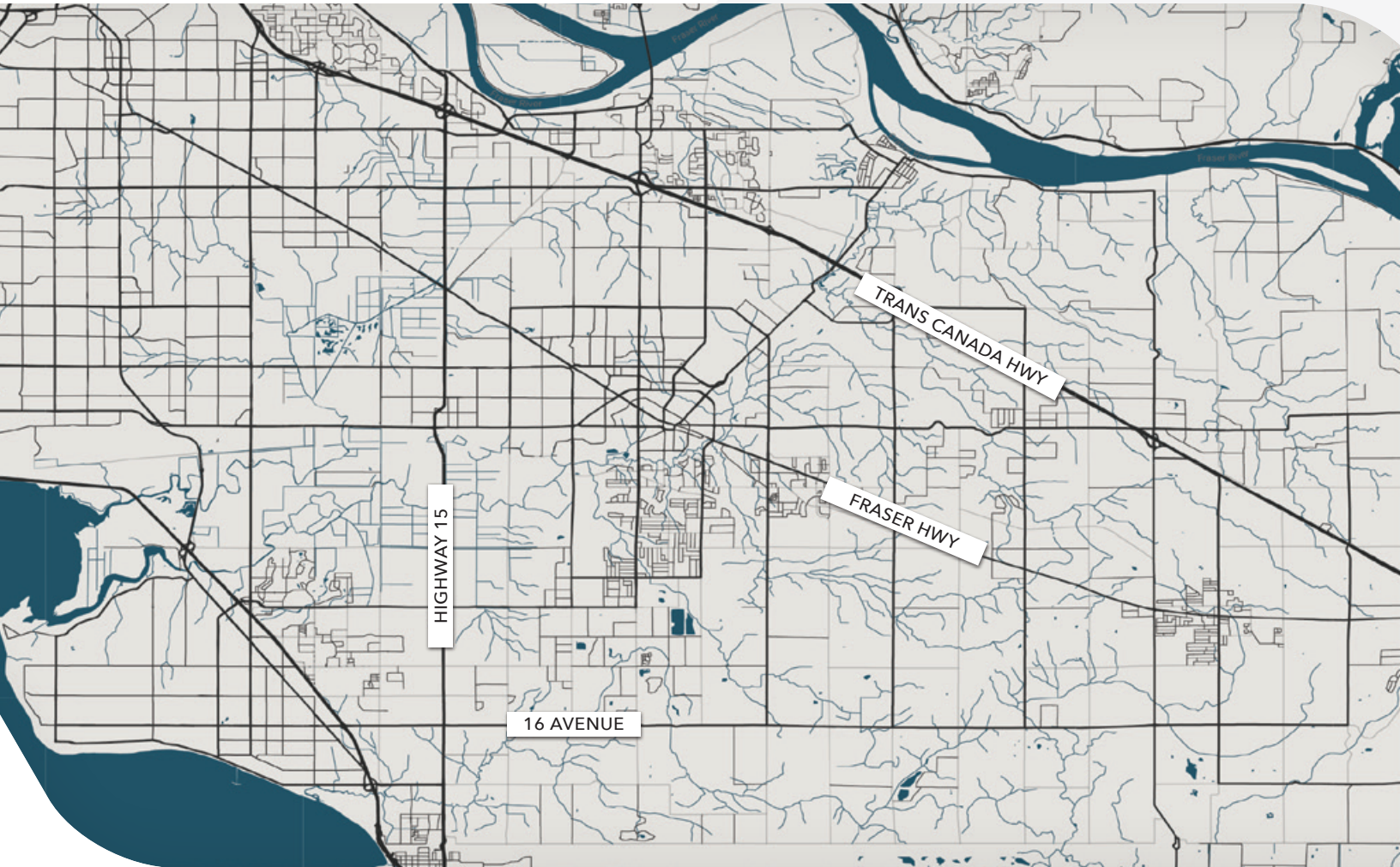
Property Features

- » 1.63 acre industrial site
- » Functional yard space for truck parking
- » Existing storage and warehousing improvements
- » Existing office/fleet dispatch centre opportunity
- » Rarely available industrial land offering
- » Development/new construction potential, subject to approvals
- » Highly sought-after Surrey submarket
- » Excellent access to major transportation corridors
- » Flexible industrial use profile



Salient Details

Site Size	1.63 Acres
Legal Description	Lot 37 Section 30 Township 2 New Westminster District Plan 32374 PID: 006-712-479
Zoning	IL - Light Impact Industrial Zone (view bylaw)
Property Taxes	\$74,596.26 (2025)
Availability	90 Days from a firm offer
Asking Price	Contact Broker



Drive Times



Trans-Canada Highway
31 min | 20.2 km



Highway 15
27 min | 13.5 km



Abbotsford
75 min | 58.2 km



Port Mann Bridge
33 min | 17.2 km



Vancouver Intl. Airport
29 min | 25.1 km



Blaine Border Crossing
44 min | 27.7 km



Delta
24 min | 21.6 km



Golden Ears Bridge
42 min | 26.0 km



Fraser Surrey Docks
21 min | 10.1 km

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