



Industrial Land Lease Opportunity

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11479 125A Street, **Surrey, BC**

The subject property is a well-located industrial land opportunity on 125A Street, just off the South Fraser Perimeter Road (Highway 17), offering direct access to DeltaPort and efficient connectivity throughout Metro Vancouver via Highways 1, 91, and 99.

11479 125A Street features approximately 1.1 acres of I-4 Special Industrial zoned land and 0.497 acres of RF Single Family Residential zoned land, providing a rare opportunity in Surrey's evolving South Westminster/Bridgeview industrial area.

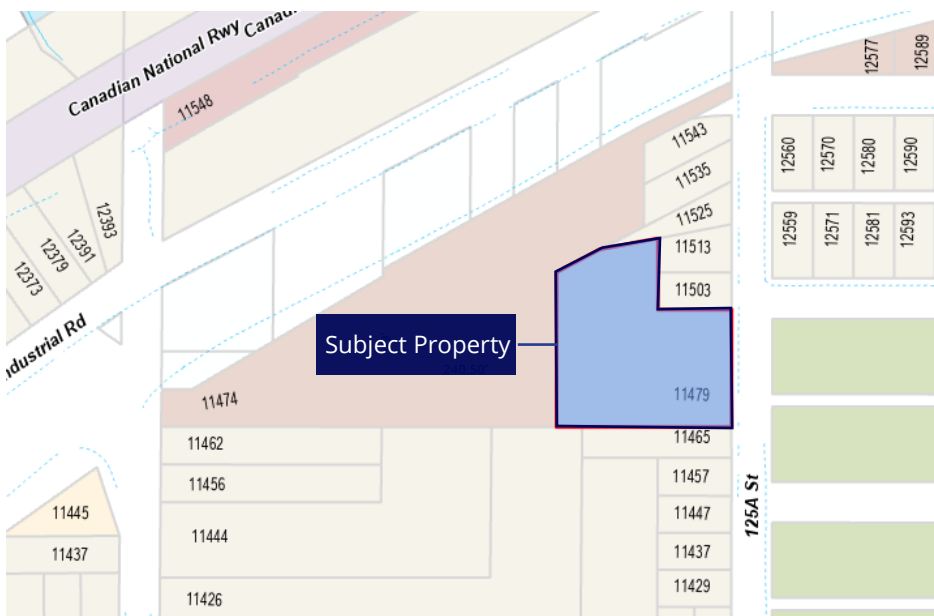
For Lease

Salient Facts

Civic Address	11479 125A Street, Surrey, British Columbia
PID	006-654-592
Location	On 125A Street, just off the South Fraser Perimeter Road (Highway #17)
Site Area	1.60 Acres
Improvements	Site is cleared for redevelopment
Zoning	I-4 (special Industry Zone) RF (Residential Family)
Property Taxes (2025)	\$64,932.71
Lease Rate	\$2.50/SF (net)
Additional Rent	\$5,411 per month (est.)



Site Plan



Contact us:

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