

For Sale

105 & 109 – 175A STREET, SURREY, BC



PRIME 2.76 AC INDUSTRIAL SITE IN SOUTH
SURREY/WHITE ROCK | DEVELOPMENT-READY
FOR UP TO 72,000 SF

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Industrial Development Opportunity

Opportunity to purchase 2.76 AC of IB3 zoned land in the desirable South Surrey/White Rock region

The community offers a vibrant mix of residential, commercial, and industrial nodes. The property provides seamless access to Highways 15, 99, and 10, and is located 2 minutes from the Canada/US border crossing.

Site space boasts the perfect opportunity for storage, distribution, and light manufacturing operations and this booming logistical hub is experiencing economic success and an exponential growth in population.

Property Overview

- + Available Area - 120,00 SF
- + Property Taxes - \$88,888.27 (2024)
- + Availability - Immediate
- + Zoning - IB3
- + Site dimensions (Please Provide)
- + Clean environmental (geotech) report available
- + BP in hand / shovel ready

Zoning: Business Park (IB3)

- Allows for industrial business park uses, including but not limited to:
- + Light impact industrial
 - + Warehouse uses
 - + Distribution centres
 - + Manufacturing
 - + Office uses

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Proposed Building Features & Specifications



25 Units



Loading: 25 Oversized grade doors (12' X 14')



Clear Height: 28'
Mezzanine: 18'



Main Level: 500 lbs PSF floor load capacity
Mezzanine Level: 100 lbs PSF floor load capacity



ESFR Fire Suppression system



Parking: 76 Stalls



Zoning: IB3



High Efficiency LED lighting



Gas fired, forced air unit heating system per unit



Electrical capacity 3-phase 100 AMP 347/600V

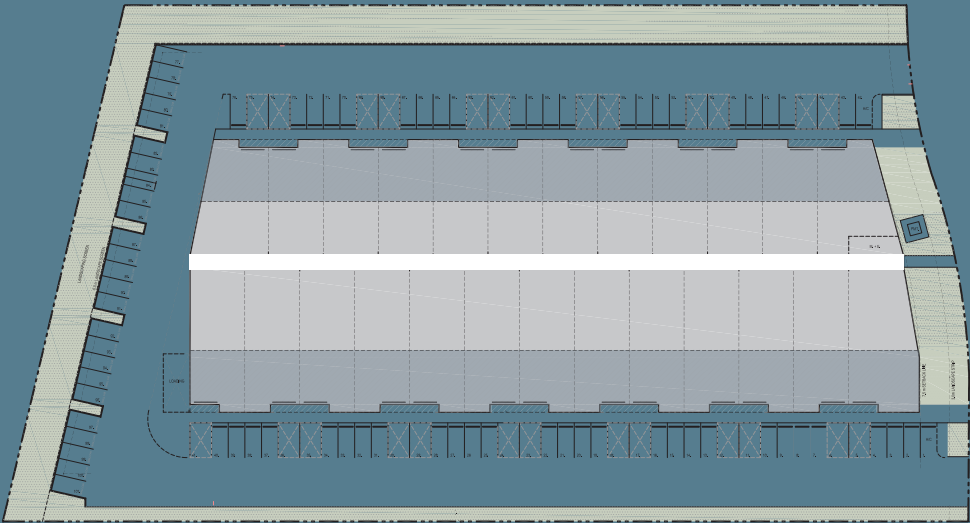
For Sale | 2.76 Acres of Industrial Site

Conceptual Site Plan



Estimated Construction Completion
12-18 months from groundbreaking

Footprint	49,398 SF
Upper Floor	22,893 SF
TOTAL	72,291 SF



Floor plan not to scale



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Market Overview

Metro Vancouver is Canada’s third largest metropolitan area located on the southwest coast of Canada. The industrial asset class in Metro Vancouver has continued to be one of the strongest performers across all real estate asset classes.

	LANGLEY Q3 2025	SURREY Q3 2025	METRO VANCOUVER Q3 2025
Total Inventory	16,264,503 SF	43,522,044 SF	222,518,045 SF
Available Space	801,502 SF	2,347,666 SF	11,768,188 SF
Availability Rate	4.9%	5.4%	5.3%
Vacancy Rate	2.6%	3.7%	3.8%
Net Absorption YTD	-87,693 SF	269,474 SF	123,932 SF
New Supply YTD	0 SF	229,798 SF	520,546 SF
Under Construction	0 SF	557,360 SF	4,259,880 SF
Net Asking Rent	\$17.15 PSF	\$18.65 PSF	\$19.87 PSF



Surrey's population is projected to surpass
Vancouver by 2029

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Industrial Site, situated at 105-175A Street in Surrey, BC, is a premier location for sale.

Its strategic positioning, robust infrastructure, and supportive business environment make it an ideal choice for businesses aiming to excel in an industrial setting. Whether launching a new venture or expanding an existing one, this location provides the essential amenities and advantages for success.



ECONOMIC PROSPERITY

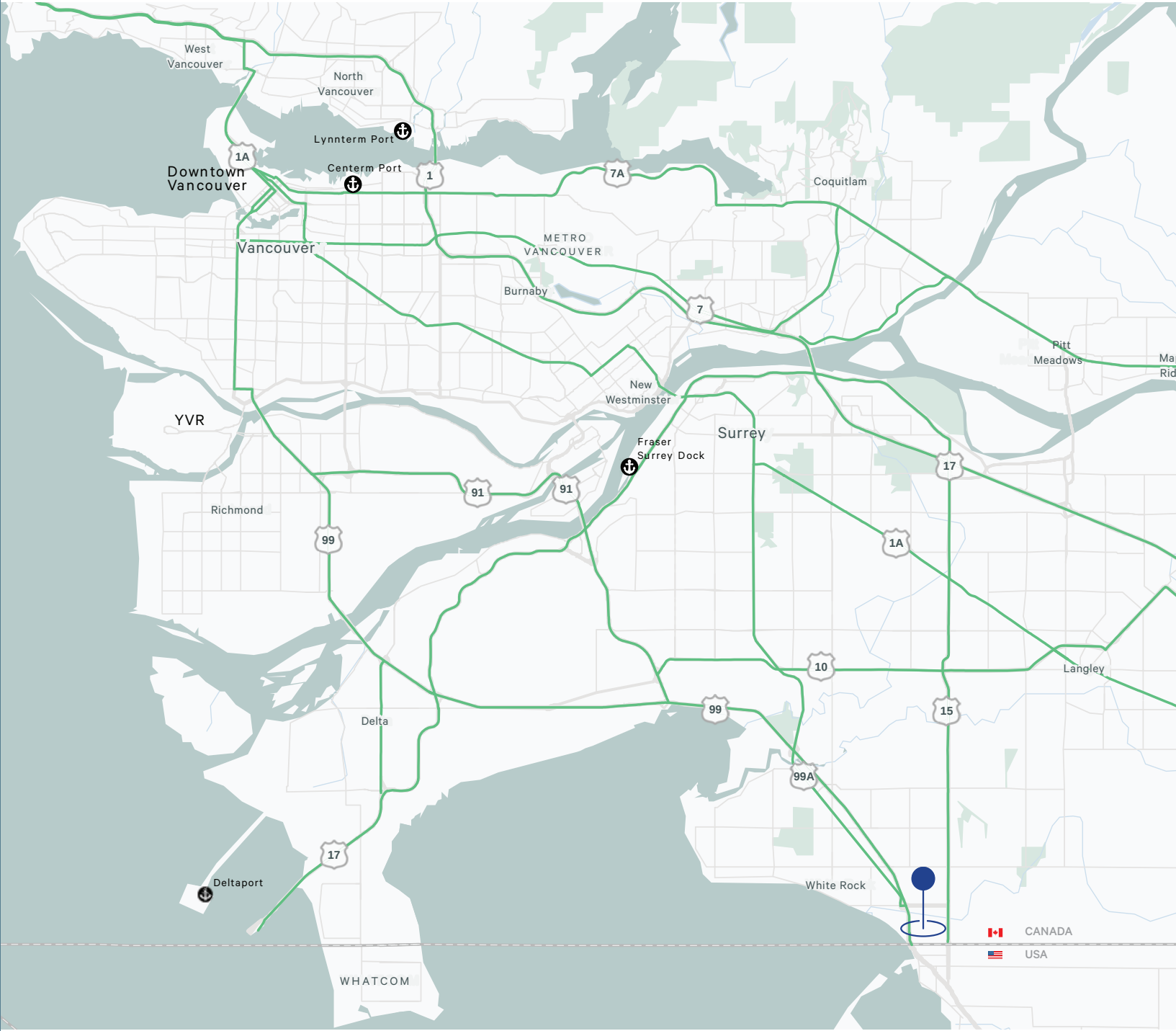
Surrey is rapidly growing, becoming a vibrant hub for living and working. The influx of residents has strengthened the local labor force, benefiting businesses. Key investments in infrastructure, such as the expansions at Simon Fraser University and Surrey Memorial Hospital, are fueling this prosperity. With over 20,000 existing businesses and 3,000 new ones each year, Surrey is a dynamic economic center. The city also offers financial incentives to promote growth, making South Surrey an attractive destination for entrepreneurs and established companies.



NETWORK

White Rock's strategic location near major roads like 104 Avenue, 176 Street, 16th Avenue, and Highway 99 ensures easy connectivity throughout the region. It's close to the Pacific Highway Border Crossing, enhancing cross-border transportation and logistics. The area also provides access to a skilled labor force, making it ideal for industrial operations.

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Drive Times	2 Mins	5 Mins	10 Mins	30 Mins	50 Mins
	PACIFIC HIGHWAY BORDER CROSSING	PEACE ARCH PROVINCIAL PARK	WHITE ROCK CITY CENTER	GCT DELTA PORT YVR	DOWNTOWN VANCOUVER PORT OF VANCOUVER

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