

PORT MOODY

COQUITLAM

PORT COQUITLAM

NEW WESTMINSTER

Port Mann Bridge

Fraser River

SURREY CITY CENTRE

South Fraser Perimeter Road

King George Boulevard

Pattullo Bridge

South Fraser Perimeter Road

Old Yale Road

Scott Road

104 Avenue

103 Avenue

Scott Road



Tim Hortons

LORDCO AUTO PARTS

B. A. Robinson Co. Ltd.

Frito Lay

geep

FedEx

PACIFIC COAST EXPRESS

Grace Road

WILLIAMS MACHINERY

Quik X

VAN KAM

VIA X EXPRESS

FOR SALE 4.5 ACRE INDUSTRIAL SITE

12090 104 AVENUE, SURREY, BC

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COLLIERS INTERNATIONAL
1680 - 13450 102nd Avenue
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LOCATION

The property is located close to the geographic centre of Metro Vancouver, minutes away from the newly completed South Fraser Perimeter Road. The SFPR provides a direct route to DeltaPort, avoiding bridge and tunnel bottlenecks. This new highway provides Metro Vancouver a 4-lane, 80 km/hr express-way connecting DeltaPort, Highways 99 and 91 to the Trans Canada Freeway at both the twinned Port Mann Bridge and Golden Ears Bridge Interchanges. The \$1 Billion, 40 km long SFPR also provides convenient highway access to the CN and CP Intermodal yards.

FOR SALE > 12090 104 AVENUE, SURREY, BC

OPPORTUNITY

To acquire a prime development site adjacent to the corner of Scott Road and 104 Avenue. Join FedEx, B.A. Robinson and Lordco as the newest occupants in the geographic centre of the Lower Mainland.

SITE SIZE**

5.68 acres (gross)/4.52 acres (net)

FEATURES

- > High exposure location at Scott Road and 104 Avenue
- > Prime development opportunity
- > Municipal services at lot line
- > Close proximity to public transit (SkyTrain and bus)

ZONING

IL Light Impact Industrial

LEGAL DESCRIPTION

PID: 027-812-511 LOT 3 SECTION 19 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN BCP39778

ENVIRONMENTAL

Stage I and Stage II completed September 2013

PROPERTY TAXES (2013)

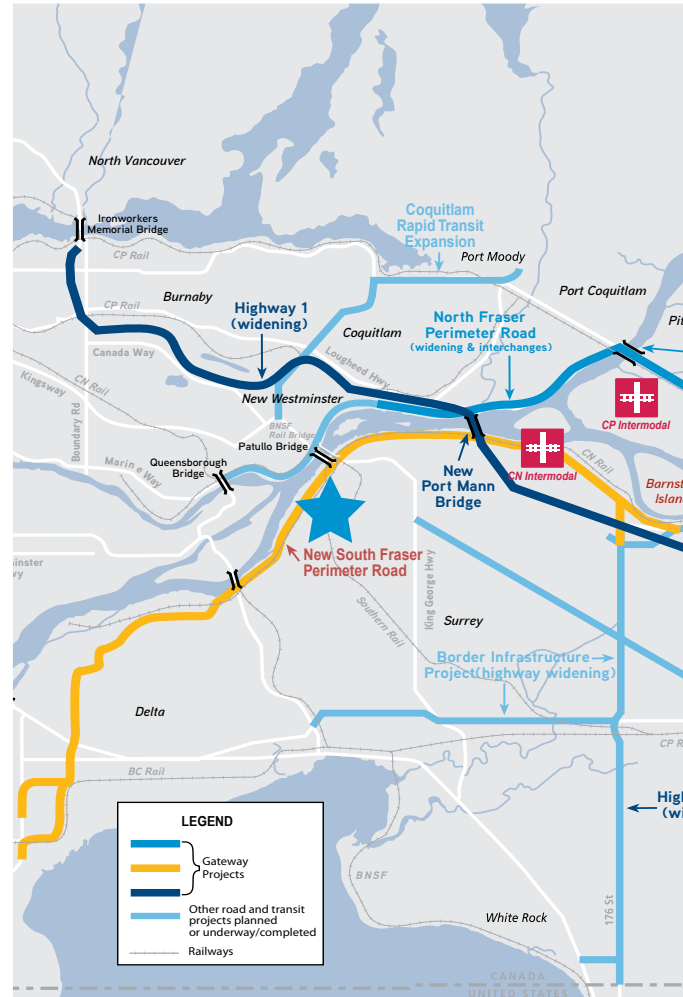
\$57,128.37

PRICE

\$5,300,000

***All measurements are approximate and to be verified by the purchaser if important*

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