



FOR LEASE

Three Industrial Properties
Totaling **10.8 Acres** in North
Surrey's South Westminster
Industrial Area

11940 Old Yale Road, Surrey

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Property Overview

Unique opportunity to lease industrial, mixed-use space in an unbeatable location.

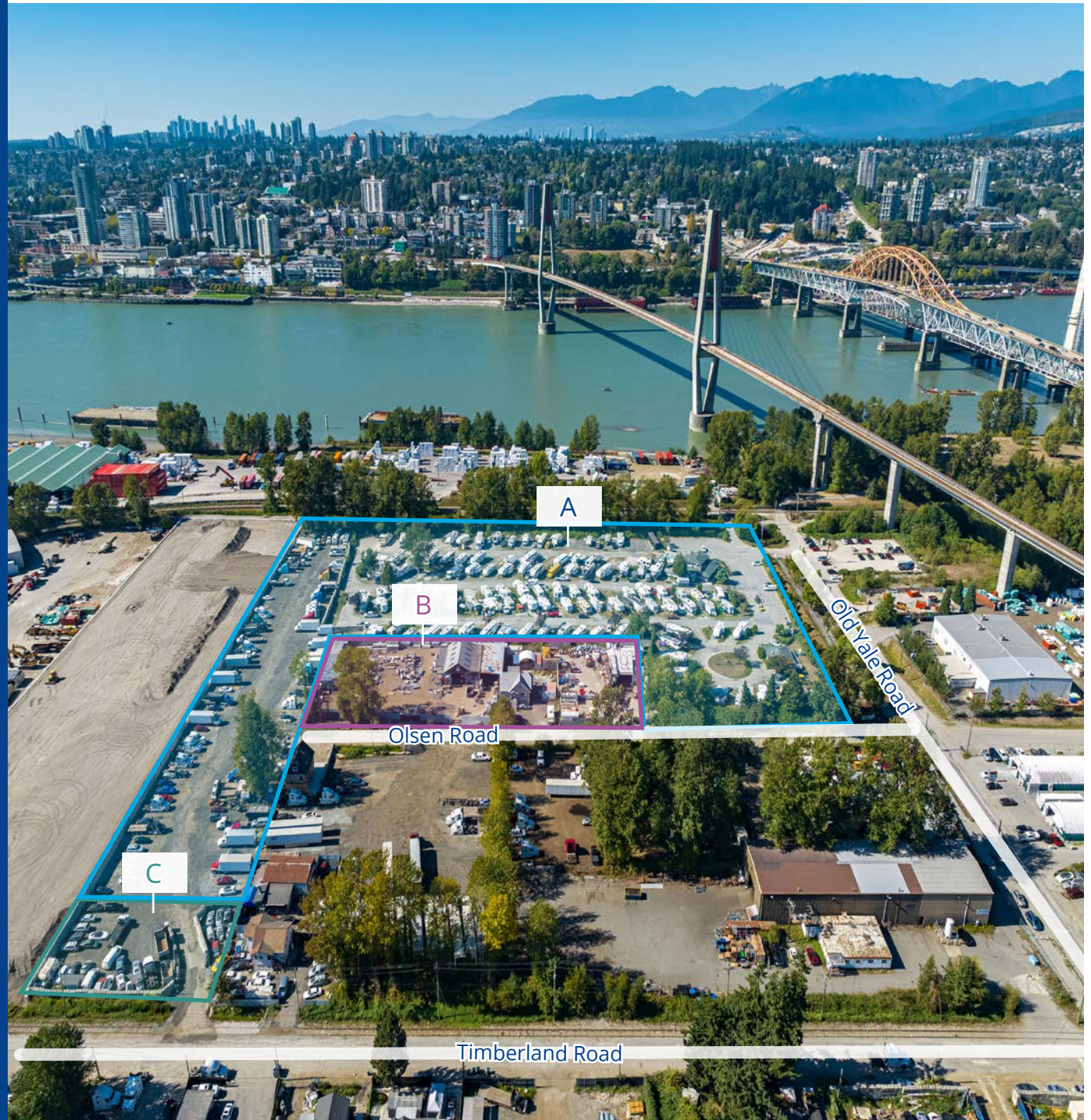
The subject properties are located close to the geographic centre of Metro Vancouver in North Surrey's South Westminster Industrial Area. Old Yale Road benefits from direct access to the South Fraser Perimeter Road (Highway #17) which connects to all locations in Metro Vancouver via Highways 1, 91, and 99. The location also provides excellent access south to the U.S. border, which is a 30-minute drive away.

Civic Addresses	A: 11940 Old Yale Road B: 10909 Timberland Road C: 10979 Olsen Road
Site Size*	10.80 acres
PID's	003-464-547, 002-020-921, 000-995-291
Zoning	CD: Comprehensive Development IL-1: Light Impact Industrial Zone
Uses permitted	
Available	4 month's notice
Lease Rate	Contact listing agents
Additional Rent	\$265,475.22 (2023)



Property Features

- Property is secured & gated
- Property is level & gravel covered
- Waterfront view
- Electrical service at property line
- Water at property line
- Communications/cable available as per provider availability
- Multiple access points on Timberland Road, Old Yale Road & Olsen Road
- Close proximity to Highway 17





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WAKEFIELD

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