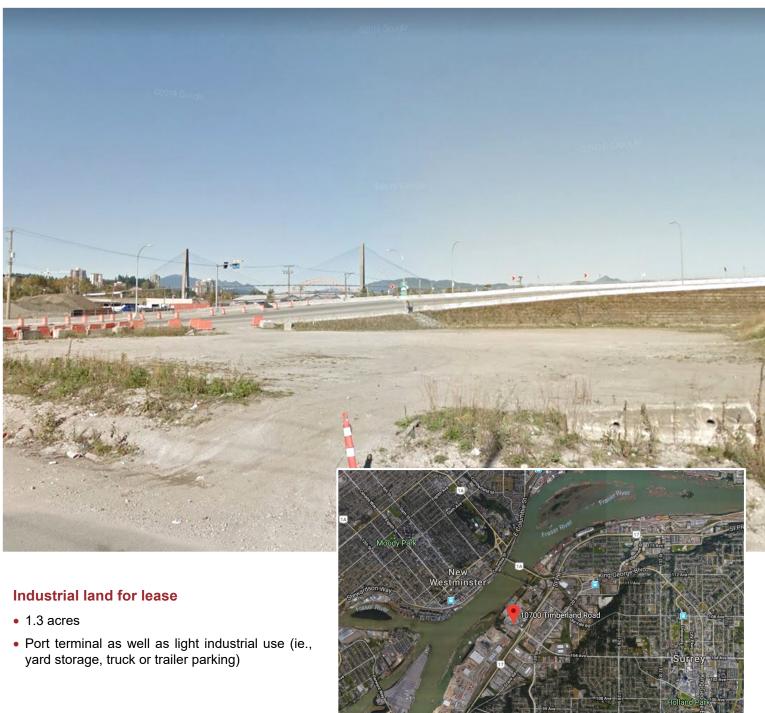


# For Lease 10700 Timberland Road Surrey, BC





# Adrian Pellegrino

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#### Location

The property is located in the South Westminster industrial area of Surrey, adjacent to the Tannery Road Overpass with proximity to the South Fraser Perimeter Road, Highway 1 and Highway 91.

## **Property address**

Civic address

10700 Timberland Road, Surrey, BC

PID: 026-044-188

#### Site size

The site is approximately 1.3 acres (55,703 sf) in size and irregular in shape.

### Use

The site allows for light industrial uses (ie: yard storage, truck and trailer parking, etc.) that support the shipping, handling, and transport of goods.

#### Site improvements

The property is partially preloaded with one point of access and egress. Predominant uses in the area include industrial storage and truck parking which typically require minimal to no servicing, however interested parties will be required to satisfy themselves as to site suitability for their particular purpose.

#### Lease rate

Upon request

The tenant is responsible for property tax. Please refer to the City of Surrey tax rates.

#### **Term**

Up to 3 years initial term length, with potential for extension.

Longer term agreements may be considered for proposed uses that are in alignment with VFPA's "Port Terminal" Land Use Designation.

# **Availability**

Immediately



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