

# FOR SALE

PRIME INDUSTRIAL PROPERTY WITH  
EXCEPTIONAL CONNECTIVITY

**12205 INDUSTRIAL ROAD,  
SURREY**



## OPPORTUNITY

This well-located, standalone I-L zoned industrial property fronts 116th Avenue, just minutes from the South Fraser Perimeter Road (SFPR), providing seamless connectivity to Hwy 99 and Hwy 91. Conveniently situated a few blocks north of the Scott Road Station on the Expo line, the property offers easy access to various areas throughout the Lower Mainland. This property is a unique opportunity for businesses seeking a strategic location with excellent transportation links and versatile facilities.







## SUMMARY

BUILDING	3,470 SF
ZONING	I-L LIGHT IMPACT INDUSTRIAL ZONE
YEAR BUILT	1967
LAND	10,759 SF APPROX.
PID	012-370-011
PROPERTY TAX (2024)	\$16,549.75
SALE PRICE	\$2,750,000

## PROPERTY HIGHLIGHTS

Functional warehouse area complemented by office space, perfect for business operations.

Fully fenced and secure yard, ensuring safety and privacy.

A convenient 2-bedroom suite above the office, ideal for on-site living.

Strategically situated minutes from major transportation arteries, including Trans-Canada Highway and Port Mann Bridge, providing convenient access across Greater Vancouver.

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