

HQ

Commercial

# FOR SALE

PRIME INDUSTRIAL PROPERTY WITH  
EXCEPTIONAL CONNECTIVITY

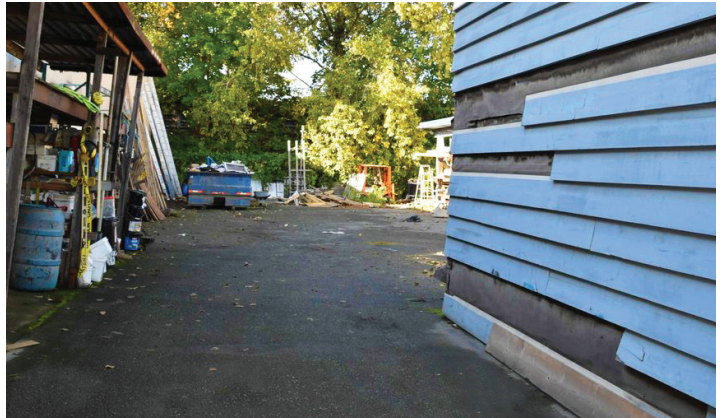
**12205 INDUSTRIAL ROAD,  
SURREY**



## 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 (2023)	\$14,151.06
SALE PRICE	\$2,995,000

## 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.

**HQ** Commercial

**Dean Thomas\* CCIM**  
**604 726 7137**  
**deanthomas@hqcommercial.ca**

HQ Commercial  
 1330 Granville Street  
 Vancouver BC V6Z 1M7

604 899 1122  
 604 608 4819  
 hqcommercial.ca

\* Personal Real Estate Corporation  
 This document/email has been prepared by HQ Commercial for advertising and general information only. HQ Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HQ Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HQ Commercial and/or its licensor(s). © 2024 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.