



PACIFICLINK
URBAN INDUSTRIAL PARK

FOR LEASE
800 - 10281 Grace Road, Surrey



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WESGROUP



PacificLink Industrial Park

- > Located one block from the Tannery Road Interchange on the new South Fraser Perimeter Road, conveniently connecting to all areas of Metro Vancouver
- > Located within minutes of Fraser Surrey Docks, the CN Intermodal, and Metro Vancouver’s major highways, resulting in efficient sea, rail, and land transportation opportunities
- > On site retail amenities, including Burger King, Quiznos, Lordco and Starbucks (coming soon)
- > Extensive public transport access for staff, including bus, night bus and skytrain service nearby
- > Other notable companies that are capitalizing on PacificLink’s central location include: M-O Freight, Frito Lay, Williams Machinery, Quik-X, Texcan, PCX, BA Robinson, GEEP, and Transforce.

Zoning

CD - Comprehensive Development Zone is intended to accomodate light impact industry, warehousing, distribution, industrial equipment rentals, sales, servicing and limited office and service uses.

Available

Immediately

Available Space

Office/Showroom Area	2,969 SF
Warehouse Area	8,006 SF
Total Area	10,975 SF

Building Features

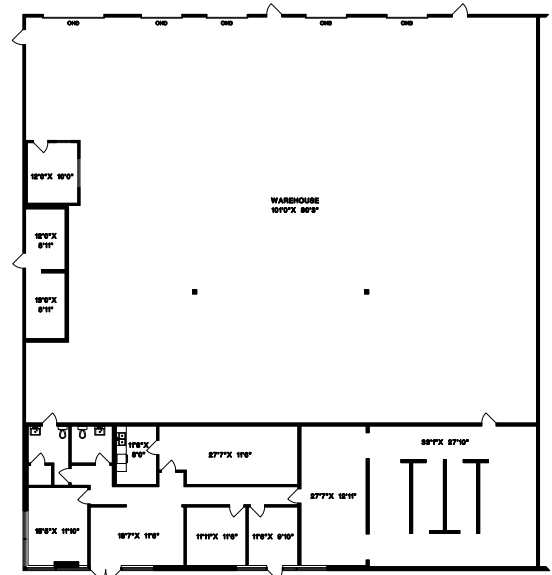
- > 2 dock level loading doors with levelers and bumpers
- > 3 grade level loading doors (1 oversized) with shallow gradients
- > Over 130’ of loading room offering ample maneuvering area for 53’ trucks
- > 24’ clear ceilings for high cubic storage capacity
- > ESFR sprinkler system which reduces the chance of needing in-rack sprinklers for most products
- > Excellent corporate branding opportunities with corner signage
- > Opportunity to purchase existing racking already in place

Asking Lease Rate

\$9.95 per SF, fully net, per annum

Estimated Operating Costs & Taxes (2017)

\$4.95 per SF, per annum



Contact Us

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