



PACIFICLINK  
URBAN INDUSTRIAL PARK

FOR LEASE

10240 Grace Road, Surrey, BC

Metro Vancouver's Premier  
Freestanding Distribution Facility

- 22,509 square feet freestanding facility
- 11 dock doors and 2 grade doors
- 28' clear ceiling height
- Under construction with completion scheduled for Fall 2016

WESGROUP



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\*Rendering of loading



## OPPORTUNITY

10240 Grace Road is a brand new, Tier-1 distribution facility centrally located in the Bridgeview area of Surrey in Wesgroup's PacificLink Industrial Park. 10240 Grace Road is the only available, newly built, freestanding facility that boasts a loading door ratio of 1 door per 1,750 square feet. 10240 Grace Road has been designed to provide businesses with optimal operating efficiencies along with exceptional corporate branding opportunities. Businesses that have taken advantage of PacificLink's strategic location include FedEx Freight, Frito Lay, Pacific Coast Express, QuikX, Williams Machinery, Lordco Auto Parts, B.A. Robinson and Texcan

## LOCATION

PacificLink Industrial Park is strategically located along the South Fraser Perimeter Road allowing quick and easy access to all major transportation routes and toll free access to Highway 1. 10240 Grace Road has excellent bus and skytrain access and is located within a 30-35 minute drive from the following:

- Delta Port
- Pacific Highway border crossing
- Vancouver International Airport (YVR)
- Downtown Vancouver

## ZONING

CD - The Comprehensive Development Zone is intended to accommodate light impact industry, warehousing, distribution, industrial equipment rentals, sales, servicing and limited office and service uses. Retail sales are permitted in up to 20% of the building area.\*

*\*conditions apply*

## AVAILABLE SPACE

22,509 square feet

## TIMING

10240 Grace Road is now under construction and scheduled for completion for Fall 2016.

## BUILDING FEATURES

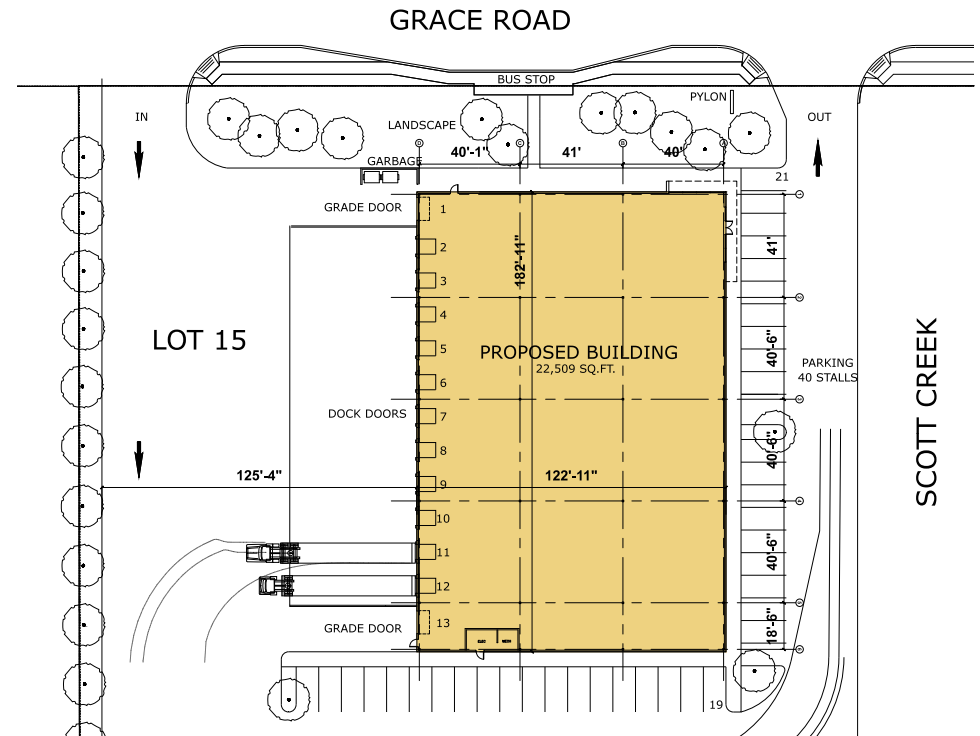
- > 11 dock loading doors with 8' x 10' insulated vertical lift manual overhead doors and 45,000 lb hydraulic levelers
- > 2 drive-in doors with 12' x 14' insulated vertical lift manual overhead doors
- > 28' clear warehouse ceiling height
- > ESFR sprinkler system
- > 500 lbs/SF floor load capacity
- > T5 fluorescent high bay lighting with occupancy sensor controls
- > 40' wide typical bay width
- > 40 on-site car parking stalls

## ASKING LEASE RATE

\$9.50 per square foot, per annum "shell"

## OPERATING COSTS & TAXES

\$3.83 per square foot (2016 estimate)





SOUTH FRASER PERIMETER ROAD

TANNERY ROAD

SCOTT ROAD

QUIKX Group

PCX

geep

Frito Lay

B. A. Robinson Co. Ltd.

TEXCAN  
Division of Sonepar Canada Inc.

WILLIAMS  
MACHINERY

SUBJECT

FedEx  
Freight

Tim Hortons



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