

FOR SALE

10088 Grace Road

Surrey, BC

Freestanding Industrial Investment Opportunity



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Macdonald Commercial Real Estate Services Ltd.

Macdonald
COMMERCIAL

member of
CORFAC
INTERNATIONAL

10088 GRACE ROAD

Surrey, BC

INVESTMENT OVERVIEW

Macdonald Commercial is pleased to present the opportunity to acquire a freestanding, single-tenant industrial property located on a prominent corner site in Surrey's established industrial market. The Property is fully leased to United Rentals of Canada, a multinational and industry-leading equipment rental company, providing secure passive income with future upside potential.

The Property benefits from below-market rental income, offering investors the opportunity to enhance returns upon lease rollover, while also providing flexibility for a future owner-occupier. The large land component, outside storage capability, and underutilized lot coverage further support long-term value creation.



SALIENT DETAILS

ADDRESS

10088 Grace Road, Surrey, BC

BUILDING AREA

Approx. 13,000 SF

SITE AREA

1.232 Acres (53,666 SF)

ZONING

CD (based on IL-1 Light Industrial)

YEAR BUILT

1995

ASSESSMENT (2025)

\$10,052,000

PROPERTY TAXES (2025)

\$87,914.79

ASKING PRICE

\$8,500,000

NOI

Available upon execution of a Confidentiality Agreement



BUILDING & SITE FEATURES

- » Well-maintained freestanding industrial facility;
- » Six (6) oversized grade-level loading doors;
- » 17' clear ceiling heights;
- » 3-phase, 600-volt, 200-amp power;
- » Separate reception, showroom, and lunchroom areas;
- » Skylights providing natural light;
- » Multiple washrooms;
- » Generous on-site parking and efficient site circulation.

KEY INVESTMENT HIGHLIGHTS

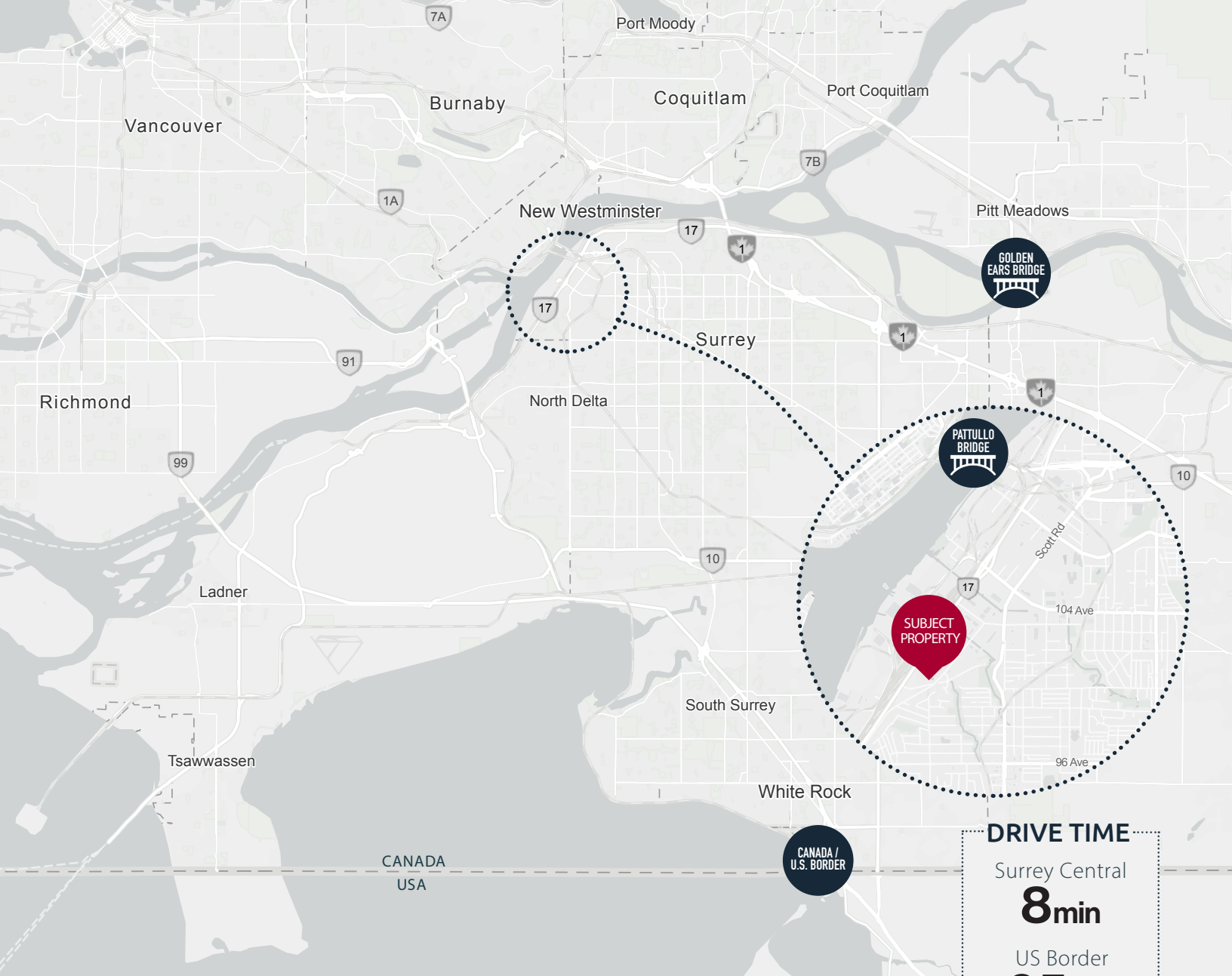
- » Freestanding, single-tenant industrial building;
- » Leased to United Rentals of Canada (strong multinational covenant);
- » Passive income with upside on rental reversion;
- » Below-market lease rates;
- » Land-rich site with potential expansion or redevelopment (subject to approvals);
- » Future owner-user opportunity upon lease expiry;
- » Paved yard with outside storage;
- » Prominent corner exposure in a proven industrial location.



FLOORPLAN

- Main Floor
- 2nd Floor





DRIVE TIME

Surrey Central
8min

US Border
25min

Downtown
Vancouver
40min

Delta
25min

LOCATION HIGHLIGHTS

- » Strategic Surrey industrial location;
- » Excellent access to Highway 1, Highway 17, and major arterial routes;
- » Convenient connectivity to Metro Vancouver, the Fraser Valley, and the U.S. border;
- » Proximity to retail amenities, services, and established industrial parks.

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