

# FOR SALE | QUEENSBOROUGH INDUSTRIAL LAND

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**1084 TANAKA COURT &  
315 GIFFORD STREET  
NEW WESTMINSTER, BC**

**James Bayley**  
Personal Real Estate Corporation  
D 604.630.3385 C 604.719.4583  
james.bayley@lee-associates.com

**Arash Rezai**  
Personal Real Estate Corporation  
D 604.630.3406 C 604.356.2356  
arash.rezai@lee-associates.com

**Sebastian Espinosa CCIM, SIOR**  
Personal Real Estate Corporation  
D 604.630.3396 C 604.783.8139  
sebastian.espinosa@lee-associates.com





## PROPERTY HIGHLIGHTS

- ▶ 1.66 acres total
- ▶ High exposure property
- ▶ Visible to Highway 91A
- ▶ Across the street from Lowes and Starlight Casino
- ▶ Central location with close proximity to Delta, Surrey, and Richmond
- ▶ Convenient access to Highways 91/91A, SFPR, Alex Fraser Bridge, and Queensborough Bridge

CITY PROPERTY

1084 TANAKA CT  
1.18 ACRES

315 GIFFORD ST  
0.48 ACRES

GIFFORD ST

TANAKA CT

QUEENSBOROUGH  
LANDING

TOYOTA

BOYD ST



# FOR SALE | QUEENSBOROUGH INDUSTRIAL LAND

## 1084 TANAKA COURT & 315 GIFFORD STREET

### NEW WESTMINSTER, BC

#### Location

Ideally situated in the Queensborough area, this site is located across the street from Lowes and is less than a minute away from the Queensborough Landing shopping complex. This location provides immediate access to all areas of the Lower Mainland via Highway 91A, the Alex Fraser Bridge, and the Queensborough Bridge.

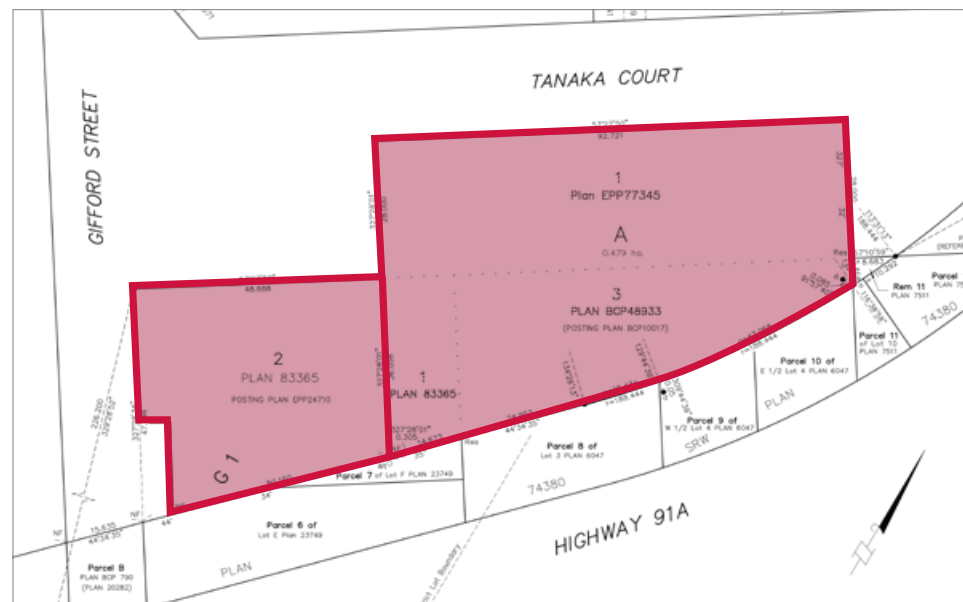
#### Salient Details

##### 1084 TANAKA COURT, NEW WESTMINSTER, BC

Legal Address	Lot A District Lots 757 and 758 Group 1 New Westminister District Plan EPP88624
PID	030-691-893
Size	51,575 SF (1.18 acres)
Current Zoning	CD-82
Property Taxes	\$62,033.85 (2022)

##### 315 GIFFORD STREET, NEW WESTMINSTER, BC

Legal Address	Lot 2 District Lot 758 Group 1 Plan 83365
PID	015-265-277
Size	20,735 SF (0.48 acres)
Current Zoning	M2
Property Taxes	\$32,667.91 (2022)





# FOR SALE | QUEENSBOROUGH INDUSTRIAL LAND

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**James Bayley**

Personal Real Estate Corporation

D 604.630.3385 C 604.719.4583

james.bayley@lee-associates.com

**Arash Rezai**

Personal Real Estate Corporation

D 604.630.3406 C 604.356.2356

arash.rezai@lee-associates.com

**Sebastian Espinosa CCIM, SIOR**

Personal Real Estate Corporation

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER

© 2023 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com