

FOR SALE OR LEASE

502 TWENTIETH STREET

NEW WESTMINSTER, BC



CUSHMAN &
WAKEFIELD

HIGH EXPOSURE HEAVY
INDUSTRIAL LAND



22nd Street
Skytrain Station

Stewardson/Marine Interchange

Queensborough Bridge

Stewardson Way

Canada Rail Line

PRIME INDUSTRIAL LAND



OPPORTUNITY

This 1.98-acre site in New Westminster presents a rare opportunity for custom industrial development. The site's blank-slate condition allows for a wide range of build-to-suit possibilities, whether for owner-occupiers seeking long-term operational control or developers aiming to deliver new product in one of Metro Vancouver's most active industrial hubs.

SALIENT DETAILS

LEGAL ADDRESS	502 Twentieth Street, New Westminster
PID	000-637-157
LEGAL DESCRIPTION	Lot 57 District Lot 172 Group 1 New Westminster District Plan 43169 Except Plans 67172, 72327 and BCP40857
ZONING	M-2 - Heavy Industrial Districts
TOTAL SITE SIZE	1.98 acres (86,161 sf)
OFFICIAL COMMUNITY PLAN	Industrial
SALE PRICE	\$11,800,000.00

LEASE OPPORTUNITY DETAILS

BASE RENT	\$2.95, net
PROPERTY TAX (2025)	\$138,354.54
AVAILABILITY	Immediate

PROPERTY HIGHLIGHTS



1.98 acres - ideal for logistics, laydown, or future industrial development



Ideally positioned near Stewardson Way and the Queensborough Bridge, offering seamless access to major Metro Vancouver corridors



Prime connectivity to Highways 91 & 99.



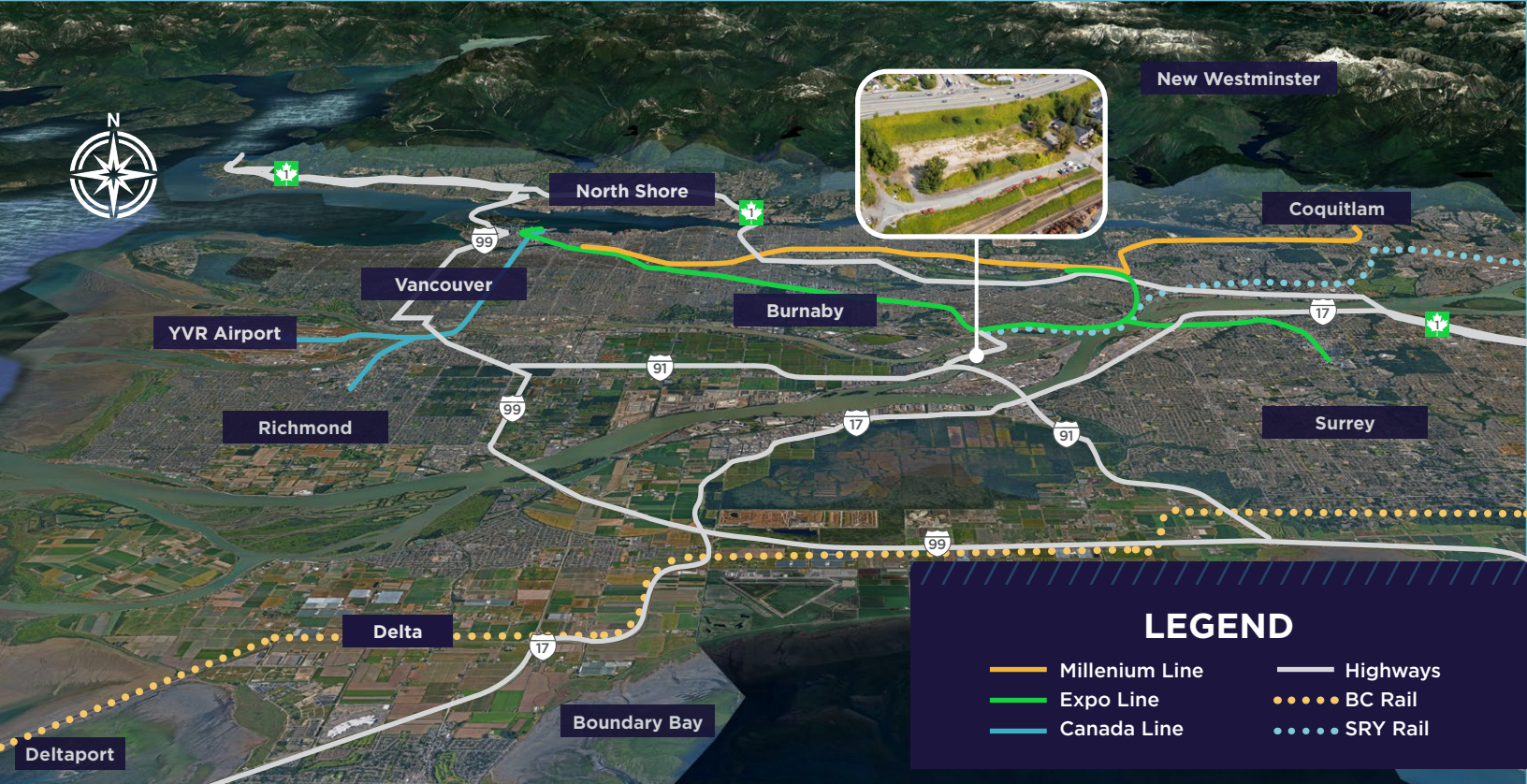
Heavy Industrial zoning allows for a wide range of industrial owner/users.



LOCATION

Positioned in New Westminster's North Arm district, the property offers nearly 480 feet of frontage along Stewardson Way, a major arterial route with excellent exposure. The site provides direct connectivity to key transportation corridors, supporting efficient goods movement throughout Metro Vancouver. Its high visibility setting also enhances tenant branding potential, making it a strategic choice for businesses seeking both accessibility and presence in a highly competitive industrial market.





DRIVE TIMES

MINUTES

Downtown Vancouver	35 mins
YVR Airport	25 mins
Hwy 1 @ Willingdon Ave	20 mins
Hwy 91@ Annacis Island	10 mins
HWY 99 @ SW Marine Drive	20 mins
Boundary Rd @ Lougheed Highway	20 mins

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