

FOR LEASE | INDUSTRIAL
UNIT 103 - 9465 189 STREET
SURREY, BC



- ▶ **3,304 SF Quality Warehouse/Office Space**
- ▶ **Strategically Situated in Port Kells**

Highlights

- ▶ 21' ceilings
- ▶ Grade loading
- ▶ Washroom
- ▶ Sprinklered

Grant Basran

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Location

The subject space is situated along 189 Street at 94th Avenue. The property offers excellent exposure to 189 Street in Port Kells, one of the most desirable industrial areas in the Lower Mainland due to its proximity to Highway 17, Highway 1, access to the U.S. border, its geographically central nature and complementary industries and services.

Zoning

IL (Light Impact Industrial) allows for a wide variety of uses including warehousing, distribution, storage and more. A full copy of bylaws can be provided upon request.

Asking Basic Rent

\$18.50 PSF per annum

Additional Rent

\$7.96 PSF per annum (2024 estimate)

Availability

Contact Broker

Available Space

Warehouse	2,370 SF
Ground Floor Office	467 SF
Second Floor Office	467 SF
Total	3,304 SF

Features

- ▶ 21' ceilings
- ▶ Grade loading (12' X 14')
- ▶ 2-piece handicap washroom
- ▶ 3 phase power
- ▶ Alarmed
- ▶ Sprinklered
- ▶ Kitchenette area
- ▶ Radiant tube heating
- ▶ Ceiling fans



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