

FOR LEASE | INDUSTRIAL
UNIT 203 - 9466 189 STREET
SURREY, BC



- ▶ **2,329 SF Quality Warehouse/Office Space**
- ▶ **Situated in Highly Sought After Port Kells**

Highlights

- ▶ 20' ceilings
- ▶ Grade loading
- ▶ Handicap washroom
- ▶ Sprinklered

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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

\$18.95 PSF per annum

Additional Rent

\$8.25 PSF per annum (2024 estimate)

Availability

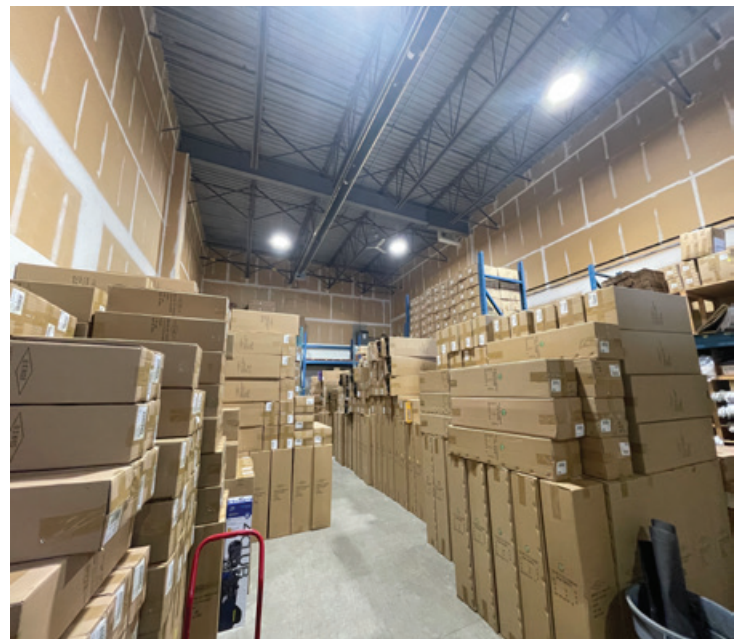
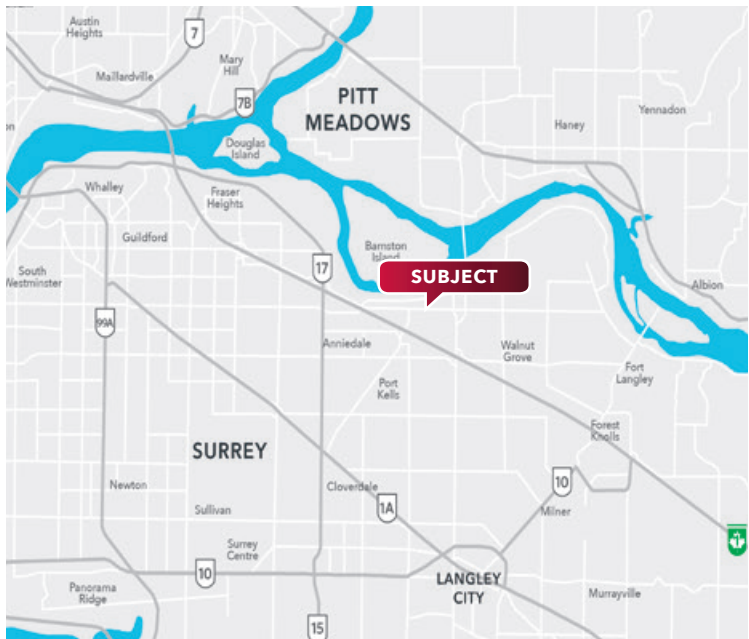
January 1, 2025

Available Space

Warehouse	1,878 SF
Ground Floor Office	306 SF
Mezzanine	145 SF
Total	2,329 SF

Features

- ▶ 20' ceilings
- ▶ Grade loading (12' X 14')
- ▶ 3 phase power
- ▶ LED lighting
- ▶ Radiant tube heating (warehouse)
- ▶ Baseboard heating (office)
- ▶ Sprinklered
- ▶ Ceiling fans
- ▶ Handicap washroom
- ▶ Kitchenette area



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