

FOR LEASE

(#1 & 2) 9520 192 STREET
SURREY, BC

WATCH VIDEO



6,036 SF AVAILABLE



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Available Area

Unit	Warehouse	Ground Floor Office	Second Floor Office	Mezzanine	Total
Unit 1 & 2	4,412 SF	762 SF	564 SF	298 SF	6,036 SF
Unit 3	2,078 SF	510 SF	564 SF		LEASED
Unit 4 & 5	4,431 SF	975 SF	975 SF		LEASED
	4,412 SF	762 SF	564 SF	298 SF	6,036 SF

Location

The subject property is situated on the east side of 192nd Street, directly south of 96th Avenue. The property offers excellent exposure to 192nd Street in Port Kells, one of the most desirable industrial areas in the Lower Mainland providing direct access to Highway 17, Highway 1 and proximity to the US border along with its geographically central nature and complimentary industries and services in the immediate area.

Zoning

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

Asking Basic Rent

\$18.95 PSF per annum



Features

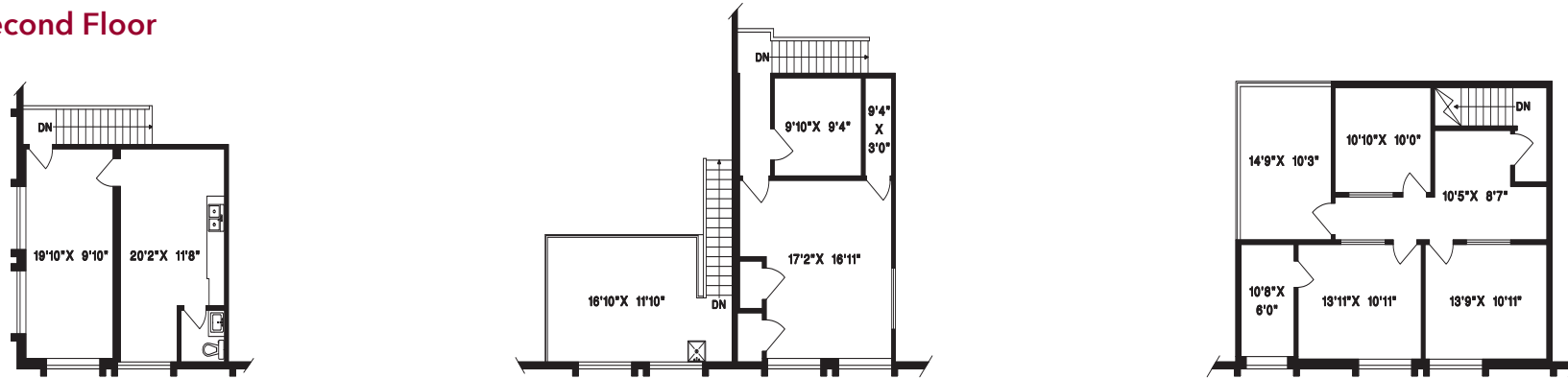
- Sprinklered
- Forced air heaters
- 19' ceilings
- Concrete block construction
- Lunchroom
- Washrooms
- Private & open concept offices
- Three (3) grade loading doors (12' X 14')
- One (1) grade loading door (8' X 8')

Additional Rent (2025 estimate)

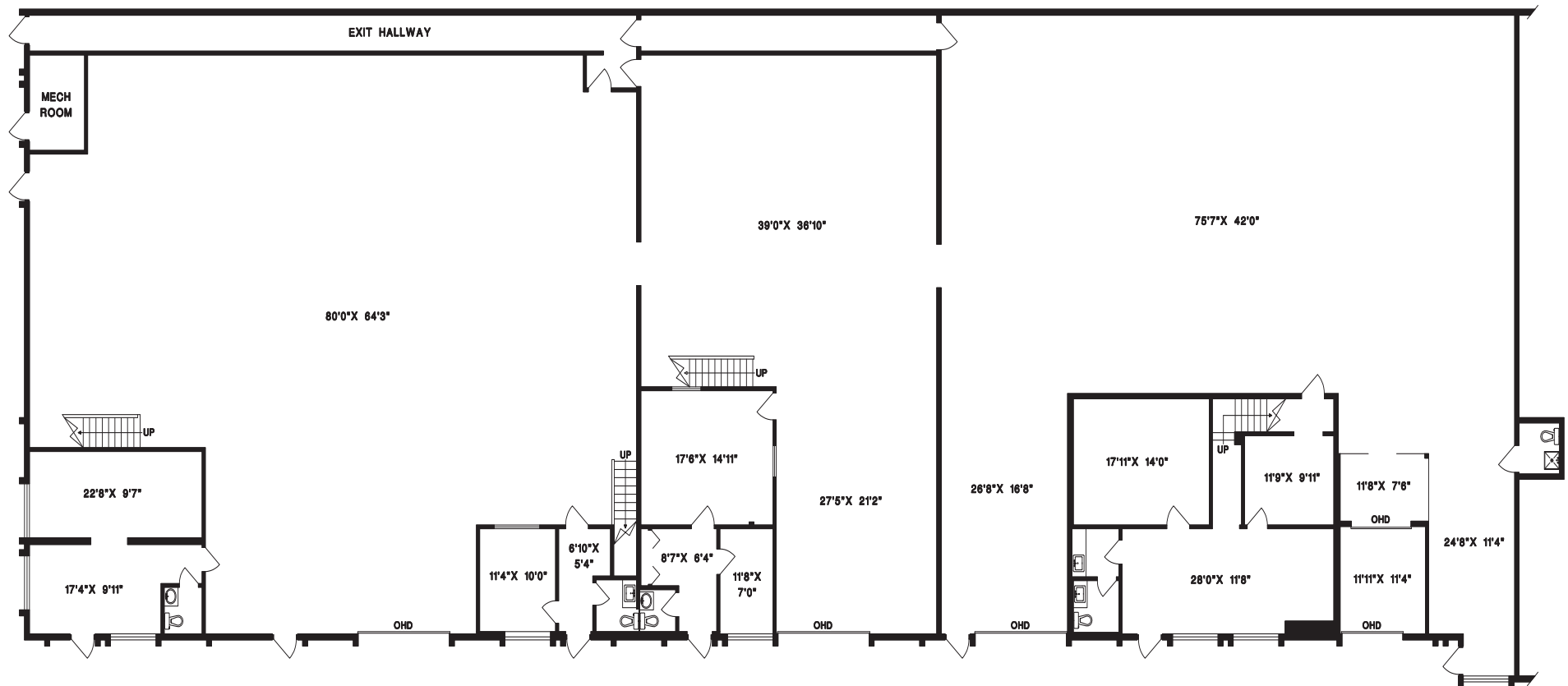
\$5.39 PSF per annum



Second Floor



Ground Floor





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