

**FOR LEASE | INDUSTRIAL**  
**UNITS 301 & 307 - 9785 192ND STREET**  
**SURREY, BC**



- ▶ **±2,900 SF of Warehouse with Enclosed Mezzanine Office**
- ▶ **Conveniently Located in Port Kells**

**Location**

Strategically located on 192nd Street in Surrey's Port Kells industrial hub, the property offers excellent access to major transportation routes, including Highway 1, the South Fraser Perimeter Road, and the Golden Ears Bridge, making it an ideal location for distribution and service-based businesses.

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# FOR LEASE | INDUSTRIAL UNITS 301 & 307 - 9785 192ND STREET SURREY, BC

## Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to lease two adjoining strata units in the heart of Port Kells—one of Metro Vancouver's most sought-after industrial submarkets. Units 301 & 307 feature a clean and functional layout ideal for a wide range of industrial users, including grade-level loading, a private mezzanine office, and ample on-site parking.

## Features

- ▶ 20' clear ceiling height
- ▶ 3-phase power
- ▶ Drive-Through Loading - Two (2) 10' x 12' grade-level overhead loading doors at front and rear allow for full unit access
- ▶ Concrete tilt-up construction
- ▶ Radiant tube overhead heating system
- ▶ LED lighting
- ▶ Ground floor 2-piece washroom
- ▶ Mezzanine washroom with shower
- ▶ 7 on-site parking stalls
- ▶ Ample natural lighting provided by skylights
- ▶ End cap units

## Zoning

I-L (Light Impact Industrial) (click to view bylaw)

## Available Space

Ground Floor Warehouse	±2,592 SF
Mezzanine Office/Storage	±308 SF
<b>Total</b>	<b>±2,900 SF</b>

## Basic Rent

\$19.95 per SF (NNN)

## Additional Rent

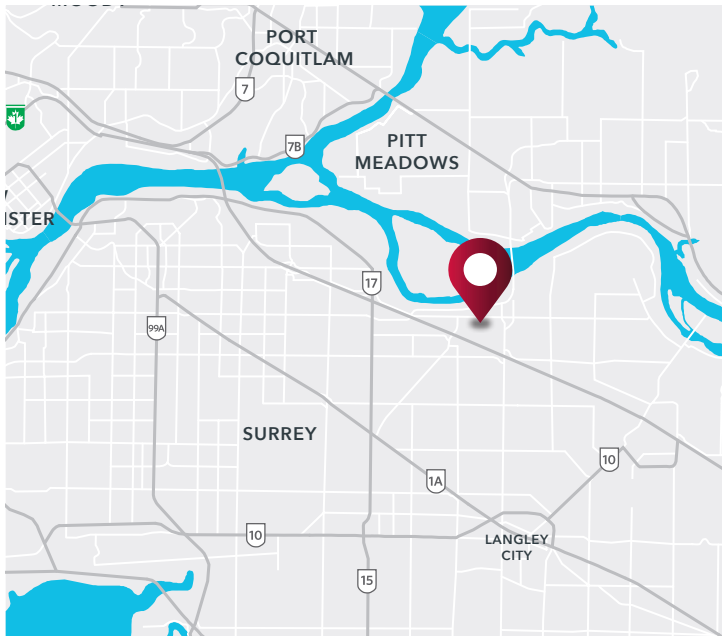
\$8.69 PSF per annum (2025 estimate)

## Total Monthly Rent

\$6,921.33 + GST

## Availability

Immediately



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