

18788 96TH AVENUE
PORT KELLS • SURREY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WATCH VIDEO 



INDUSTRIAL BUILDING **FOR LEASE**

Freestanding Industrial Facility Offering 40,000 – 99,070 SF
Strategically Situated in Port Kells

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Opportunity

18788 96th Avenue, Surrey, offers 40,000 - 99,070 SF of industrial and office space in the Golden Ears Industrial Centre. This property is perfect for businesses needing flexible space in a prime location. With ample loading facilities and a well-equipped office area, it's ideal for manufacturing, distribution, and storage operations.

Location

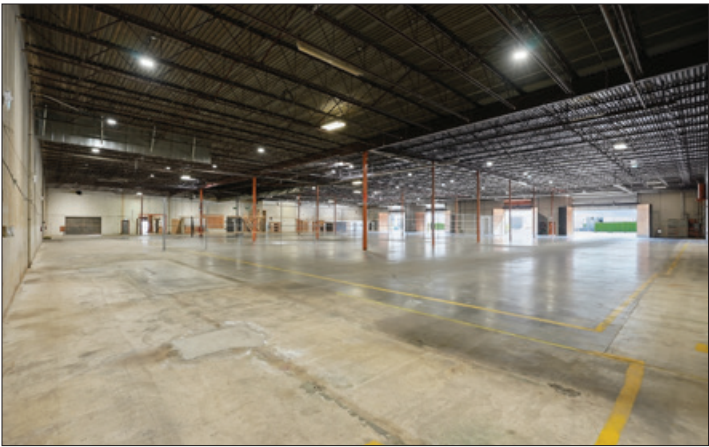
The subject property is strategically located in the Golden Ears Industrial Centre, close to the 200th Street, 192nd Street, and Highway 15 access points to the Trans-Canada Highway. The complex consists of five buildings totaling approximately 300,000 square feet. The property is on the south side of 96th Avenue in the sought-after Port Kells industrial area, which is a major industrial node within Metro Vancouver.

Property Features

- » New roof (2022)
- » T5 fluorescent lighting
- » Tastefully appointed office space
- » Kitchenette
- » Multiple washrooms
- » Secured gated entry to complex
- » 3 dock doors (~ 15'x15')
- » 8 grade doors (~ 15'x18')
- » 20' clear ceilings
- » Fully sprinklered
- » Heavy 3-phase power
- » Natural gas unit heating and radiant tube heating

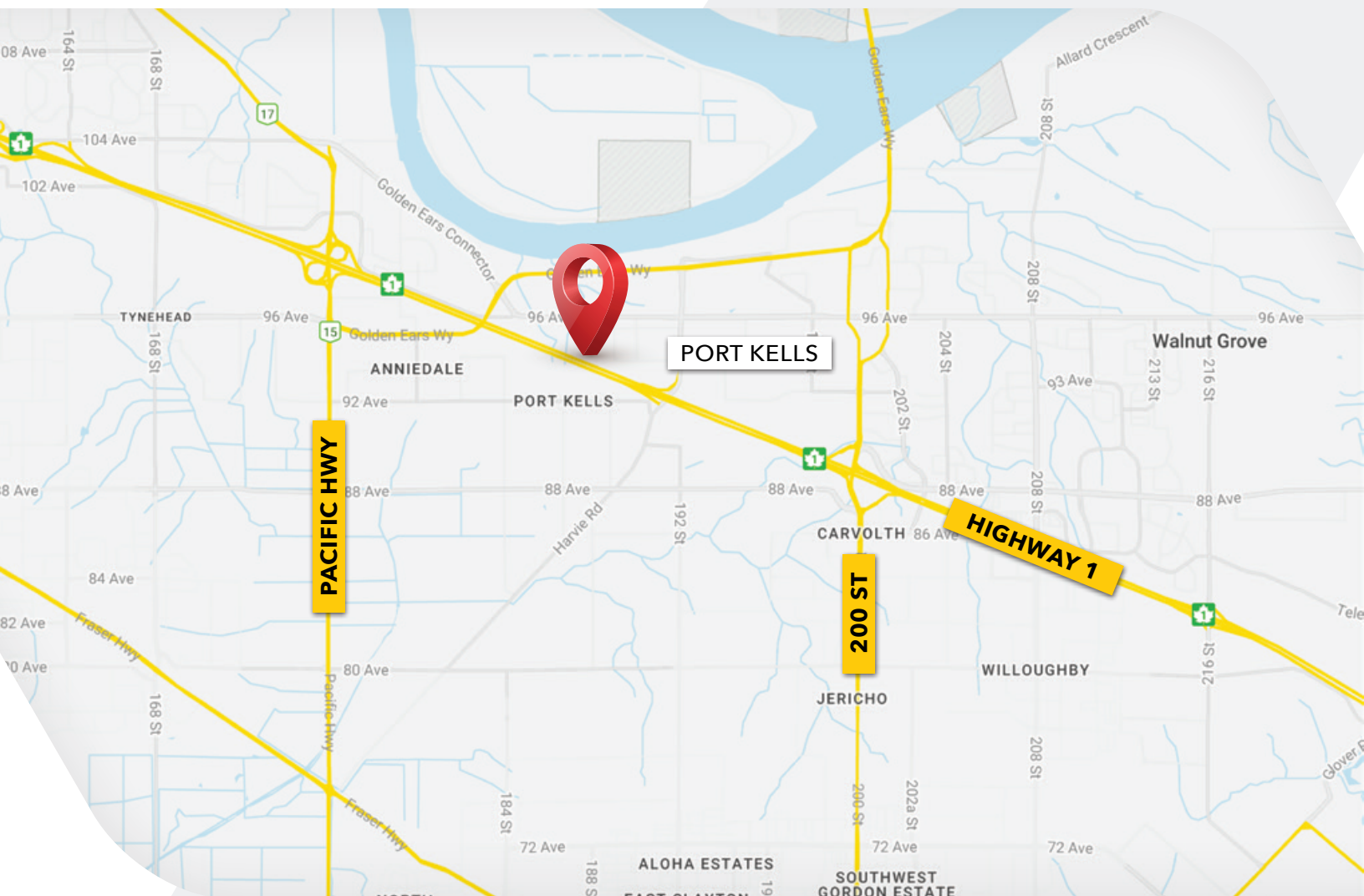
DOWNLOAD PLANS

	OPTION A	OPTION B	COMBINED
Ground Floor Office	2,144 SF	-	2,144 SF
Second Floor Office	9,036 SF	-	9,036 SF
Warehouse	47,890 SF	40,000 SF	87,890 SF
Gross Floor Area	59,070 SF	40,000 SF	99,070 SF
Loading	3 dock & 4 grade	4 grade	3 dock & 8 grade
Zoning	Light Impact Industrial (click to view bylaw)		
Basic Rent	Contact Broker		
Additional Rent	\$3.80 PSF (2026 estimate) including Management Fees		
Availability	Immediately		



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Location Overview

The development is situated in Golden Ears Industrial Centre which is strategically located close to 200th Street, 192nd Street and Highway #15, all of which are access points to the Trans-Canada Highway. The complex consists of five buildings totaling approximately 330,000 SF on 14.84 acres. The property is on the south side of 96th Avenue in the sought after Port Kells Industrial area.

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