

18800 96TH AVENUE
PORT KELLS • SURREY, BC

FOR LEASE
INDUSTRIAL BUILDING

WATCH VIDEO 



49,346 SF Industrial/Office Space + 7,557 SF Yard
6 Dock Loading Doors + 1 Oversized Grade Loading Door
Golden Ears Industrial Centre

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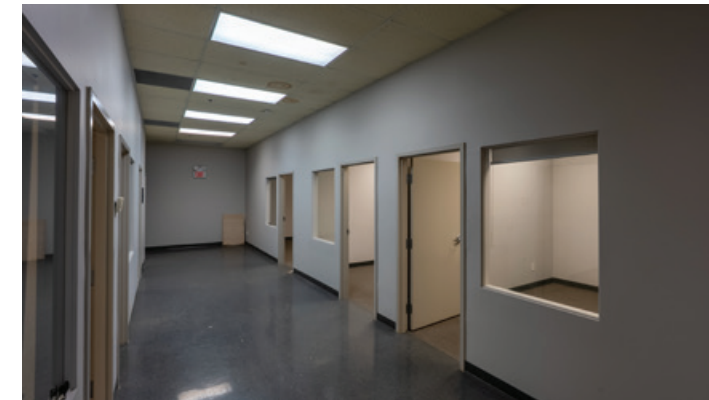
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Opportunity

18800 96th Avenue, Surrey, offers 49,346 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.

Property Features

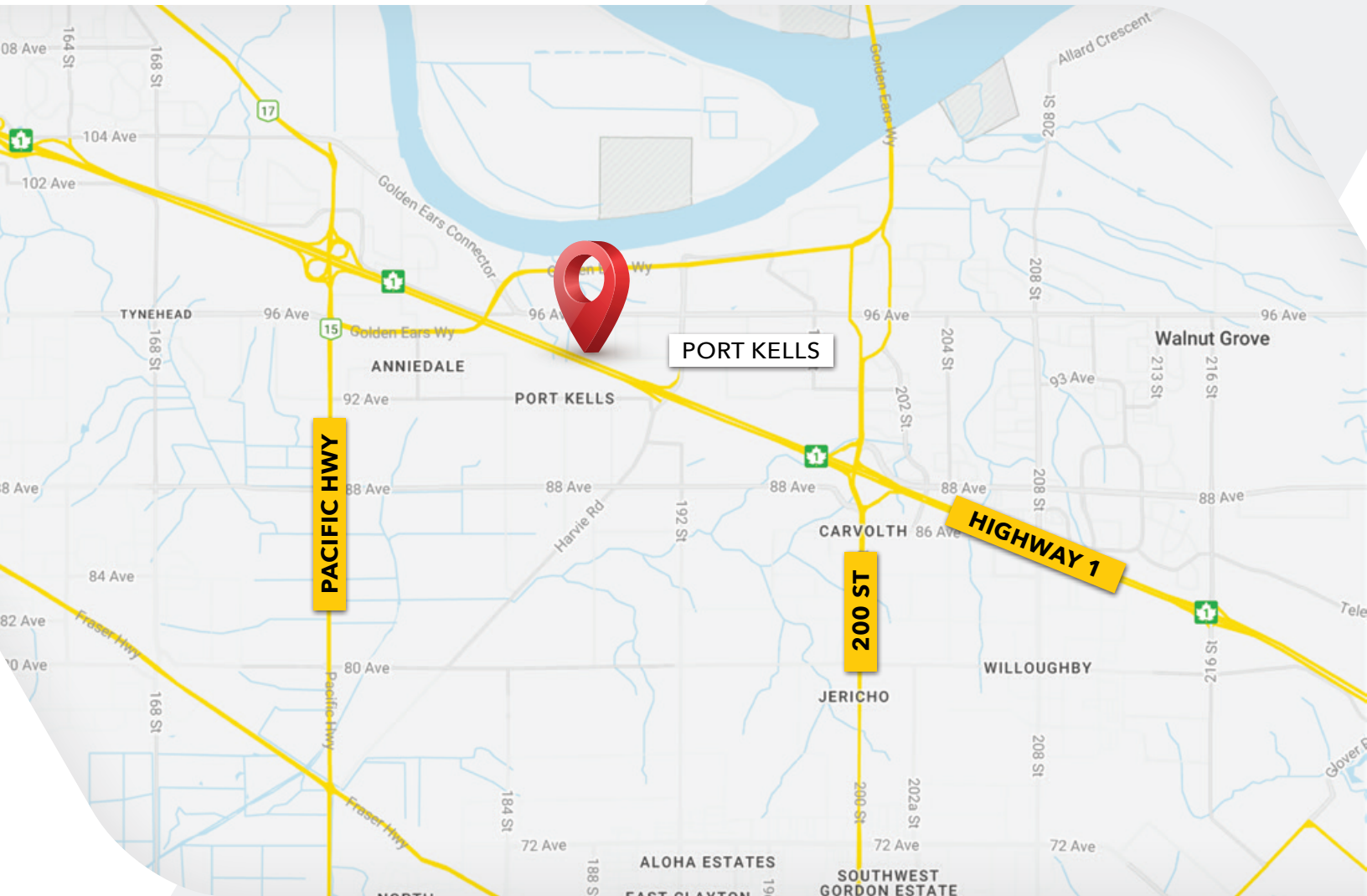
- » Six (6) dock loading doors (9' x 9') with levellers
- » One (1) oversized grade loading door (16' x 16')
- » Approximately 7,557 SF of yard area
- » 3-phase electrical service
- » 26' ceiling height
- » Forced air heaters (warehouse)
- » ESFR sprinklers
- » Full HVAC office
- » Five (5) washrooms (office)
- » One (1) 2-piece washroom (warehouse)
- » Kitchenette area
- » Multiple private offices
- » Boardroom
- » Column grid (33' x 49' approx.)
- » Ceiling fans
- » Ample parking



Site Size	Gross Floor Area	49,346 SF
Building Breakdown	Ground Floor Office	2,002 SF
	Second Floor Office	1,983 SF
	Warehouse	45,232 SF
Zoning	IL (Light Impact)	
Basic Rent	Contact Broker	
Additional Rent	\$4.20 PSF (2025 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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