

18800 96TH AVENUE
PORT KELLS • SURREY, BC

FOR LEASE
INDUSTRIAL BUILDING



50,010 SF Industrial/Office Space + 7,557 SF Yard
6 Dock Loading Doors + 1 Oversized Grade Loading Door
Golden Ears Industrial Centre

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

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Opportunity

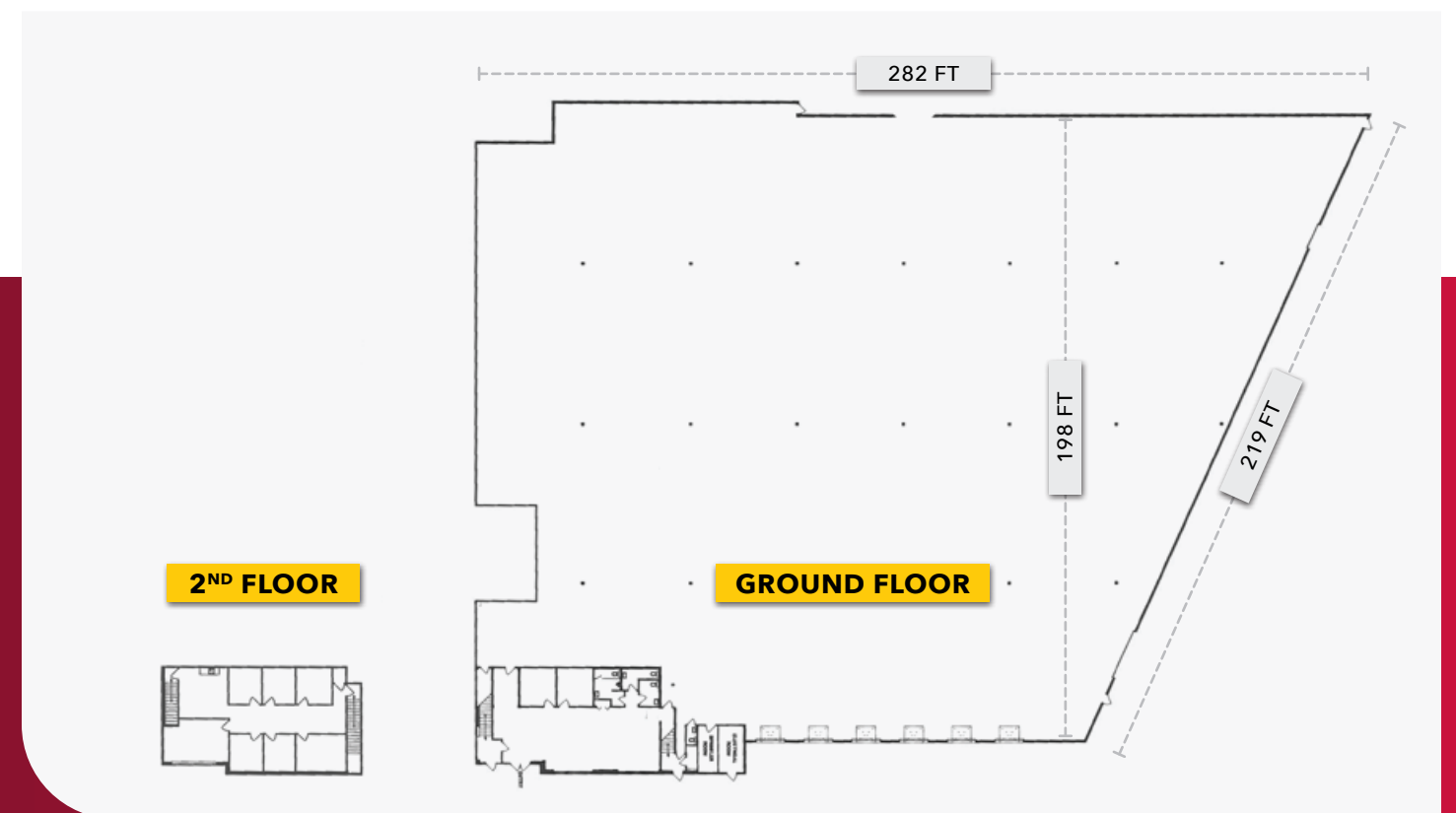
18800 96th Avenue, Surrey, offers 50,010 SF of industrial and office space in the Golden Ears Industrial Centre. This property is perfect for businesses needing flexible space in a prime location. With ample loading facilities and a well-equipped office area, it's ideal for manufacturing, distribution, 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
- » Metal halide lighting (warehouse)
- » 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

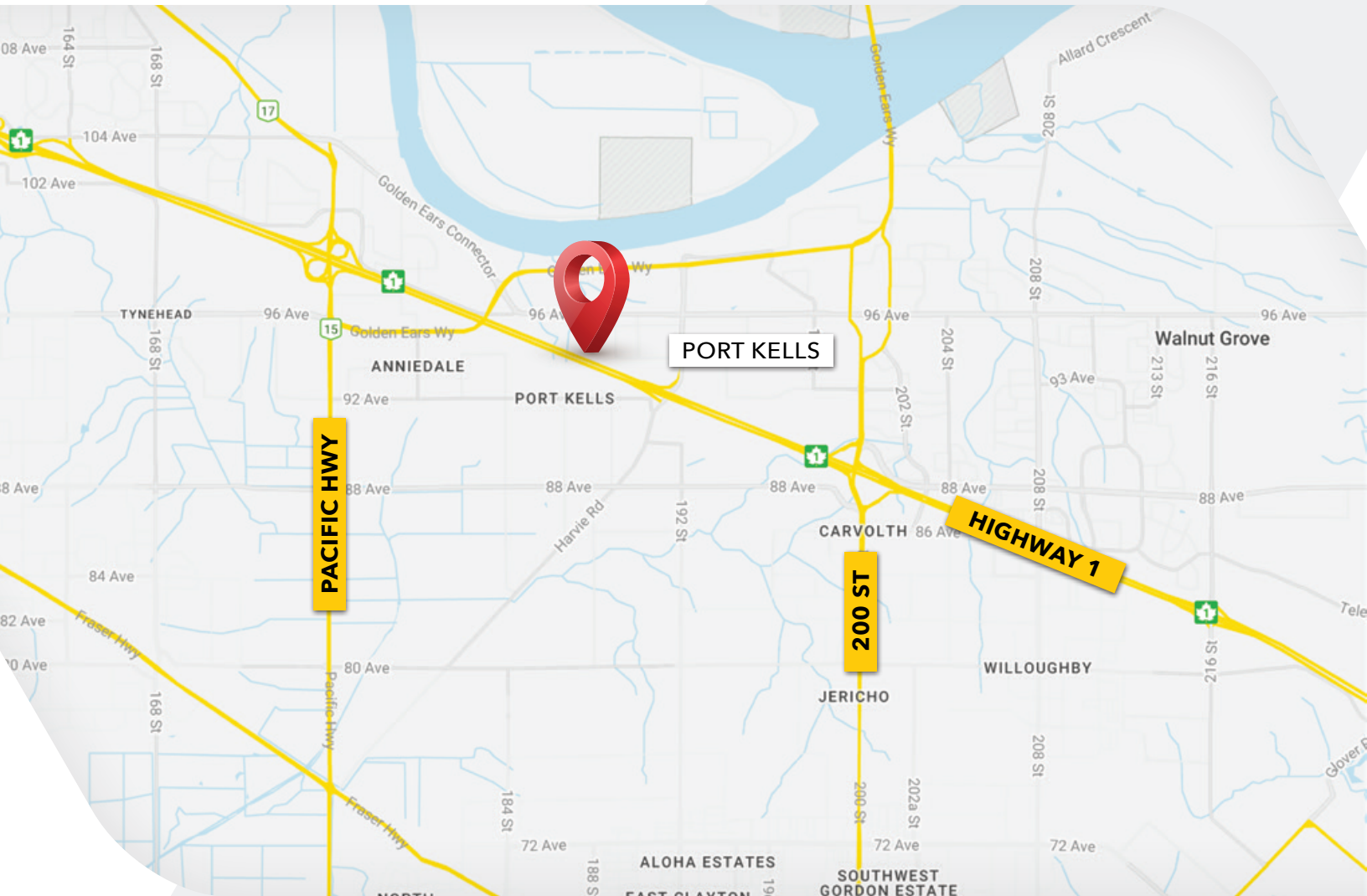


Site Size	Gross Floor Area	50,010 SF
Building Breakdown	Ground Floor Office	1,672 SF
	Second Floor Office	1,760 SF
	Warehouse	46,578 SF
Zoning	IL (Light Impact)	
Basic Rent	Contact Broker	
Additional Rent	\$3.25 PSF per annum (2024 estimate) plus 5% management fee	
Availability	February 1, 2025	



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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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