

18800-18802 **96<sup>TH</sup> AVENUE**  
PORT KELLS • SURREY, BC

**FOR LEASE**  
INDUSTRIAL BUILDING

WATCH VIDEO 



18,104 to 67,450 SF Industrial/Office Space + 7,557 SF Yard  
9 Dock Loading Doors + 1 Oversized Grade Loading Door  
Golden Ears Industrial Centre

**Sebastian Espinosa** CCIM, SIOR  
Personal Real Estate Corporation  
Senior Vice President | Principal  
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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COMMERCIAL REAL ESTATE SERVICES



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Opportunity

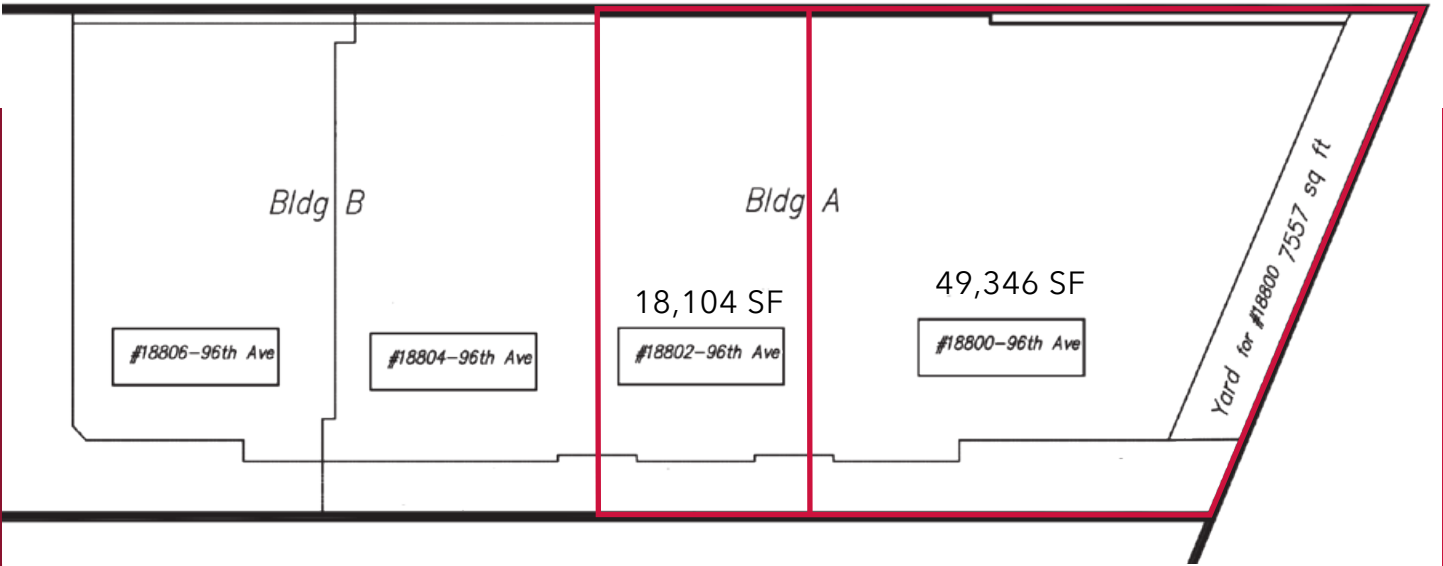
18800-18802 96th Avenue, Surrey, offers 18,104 to 67,450 SF of industrial and office space in the Golden Ears Industrial Centre. This property is perfect for businesses needing flexible space in a prime location. With ample loading facilities and a well-equipped office area, it's ideal for manufacturing, distribution, and storage operations.

Property Features

- » Nine (9) dock loading doors (9' x 9') with levellers
  - » One (1) oversized grade loading door (16' x 16')
  - » One (1) small grade loading door (8' x 8')
  - » 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
  - » Recently re-roofed
  - » Zoned IL - Light Impact Industrial ([click to view bylaw](#))

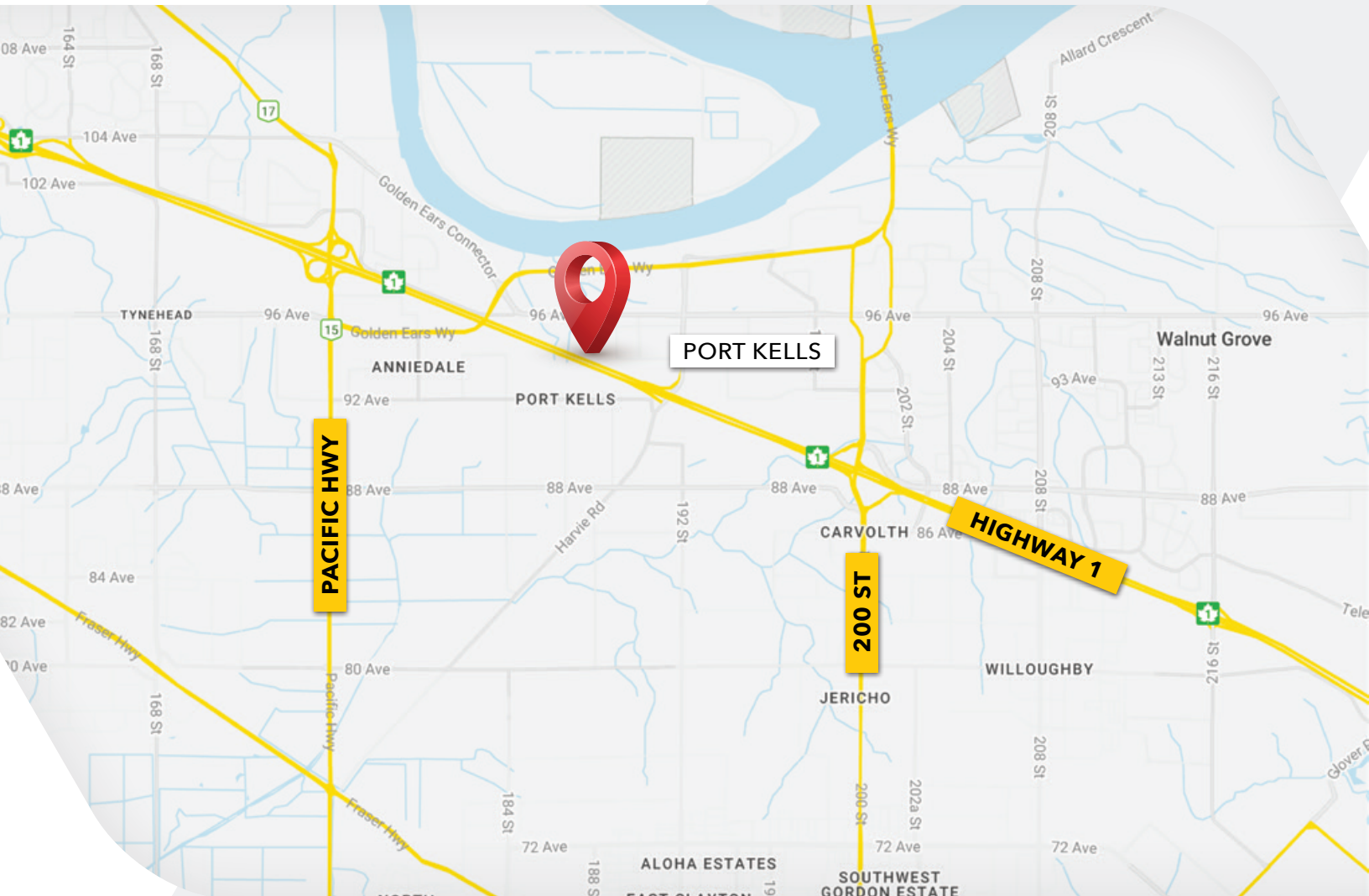


Address	18800 96 Avenue	18802 96 Avenue	Total
Ground Floor Office	2,002 SF	500 SF	2,502 SF
Second Floor Office	1,983 SF	-	1,983 SF
Warehouse	45,232 SF	17,604 SF	62,836 SF
Gross Floor Area	49,346 SF	18,104 SF	67,450 SF
Basic Rent	Contact Broker		
Additional Rent	\$4.20 PSF (2025 estimate) including Management Fees		



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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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