

FOR LEASE | INDUSTRIAL
UNIT 101 - 18780 96TH AVENUE
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **23,844 SF Warehouse Space**
- **Golden Ears Industrial Centre in Port Kells**

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Location

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.

Building Features

- ▶ ESFR sprinkler system
- ▶ 26' ceiling height
- ▶ Secured gated entry
- ▶ 3-phase power (400 amp/600 volt)
- ▶ One dock loading door (8' x 10')
- ▶ Two grade loading doors (14' W x 15' H)
- ▶ 40' x 60' column grid
- ▶ Handicap washroom
- ▶ T5 lighting (warehouse)

Zoning

IL (Light Impact Industrial) allows for a wide variety of uses including manufacturing, distribution, storage and more. A full copy of the bylaw will be furnished upon request.

Available Area

Warehouse	23,844 SF
Office	to suit
Total	23,844 SF

Basic Lease Rate

From \$18.00 PSF per annum

Additional Rent

\$2.95 PSF (2023 estimate) plus 5% management fee

Total Monthly Rent

\$43,415.95 (approximately) plus GST

Availability

Immediate



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