



- ▶ **Office/Warehouse Unit Available**
- ▶ **The Centre on 96th Avenue**

Location

The subject space is situated at The Centre on 96th Avenue, a development comprised of five buildings in excess of 150,000 SF. The property offers excellent exposure on 96th Avenue in Port Kells, one of the most desirable industrial areas in the Lower Mainland due to its proximity to Highway #17, Highway #1, access to the U.S. border, its geographically central nature and complementary industries and services.

Highlights

- ▶ High exposure complex
- ▶ Central location
- ▶ Ample parking
- ▶ Pylon signage potential
- ▶ Professional landlord

Grant Basran

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

Sebastian LP Espinosa CCIM, SIOR

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

FOR SUBLEASE | INDUSTRIAL
UNIT 155/155M - 19358 96TH AVENUE
SURREY, BC

Available Space

Unit	Main Floor	2nd Floor	Total	Basic Rate	Total Monthly+GST*	Availability	Sublease Expiry
155/155M	2,225 SF	399 SF	2,624 SF	Contact Broker	Contact Broker	Immediately	November 29, 2025

Building Features

- ▶ Skylights throughout
- ▶ Front entrance, rear loading configuration
- ▶ 20' warehouse ceilings
- ▶ 3 phase power
- ▶ Multiple washrooms (up, down)
- ▶ Exclusive rear loading area
- ▶ 1 grade loading per unit (12' x 14' approximately)

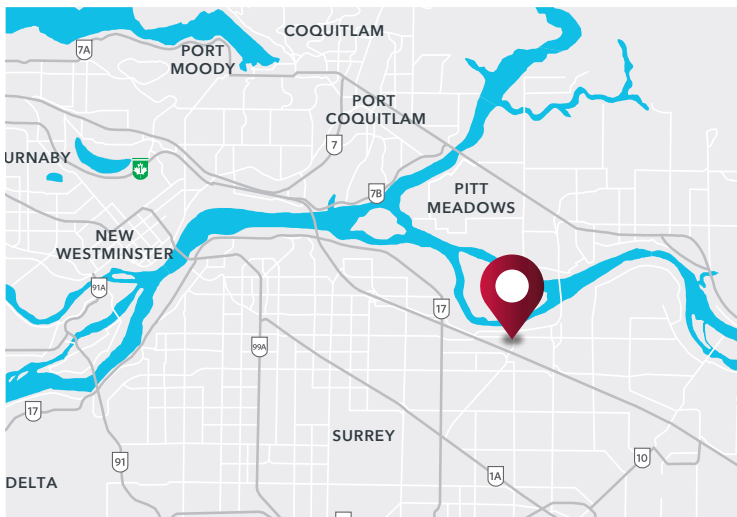
Zoning

IL (Light Impact Industrial) allows for a wide variety of uses including manufacturing, distribution, storage and more.

Additional Rent (2025 Estimate)*

\$5.71 PSF per annum + Management Fee

**All rental amounts are approximate and subject to change without notice.*



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