



19511 92nd Avenue, Surrey

3.01 acres of Yard Space For Short-Term Lease

The Subject Property is located in the heart of Port Kells, with superior access provided by 96 Avenue, Golden Ears Way & the Trans-Canada Highway.

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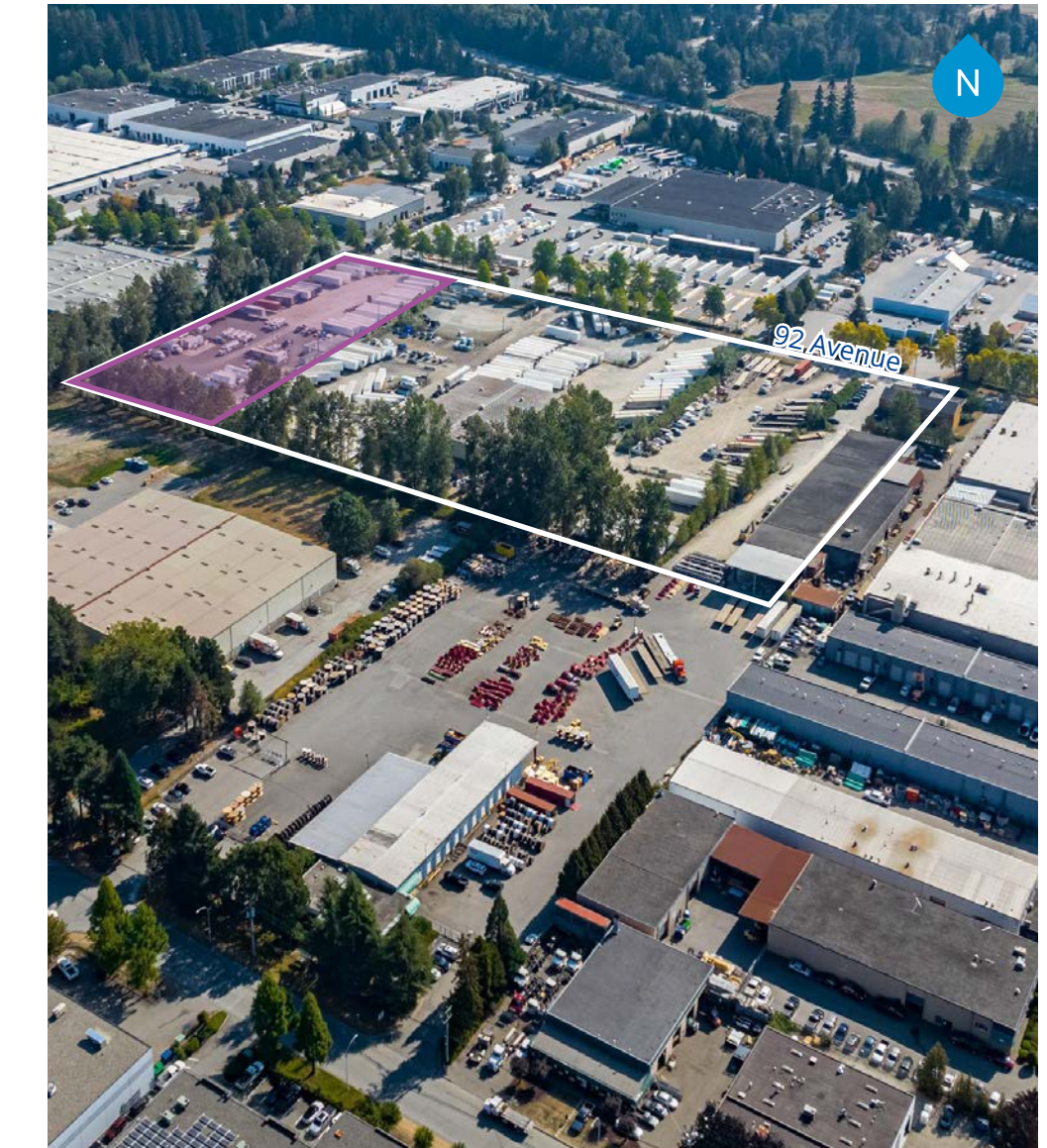


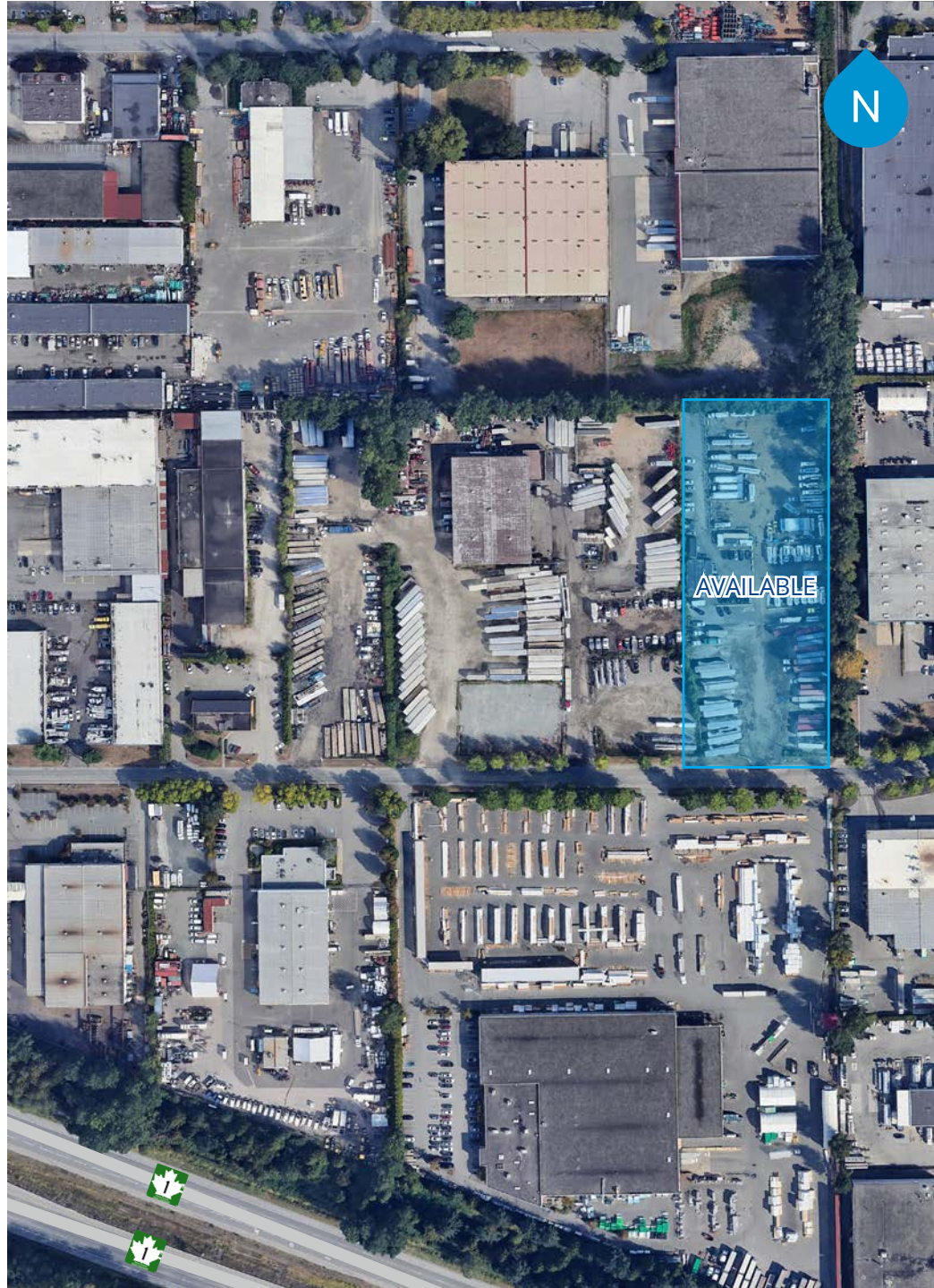
Property Overview

Location	Located on 92 Avenue, east of 194 Street, with easy access to Highway 1
Zoning	IL: Light Industrial
Site Breakdown*	3.01 acres (131,481 SF) acres of vacant land with small office and washroom
Asking Rate	\$5.50/SF gross
Additional Rent (2024)	Contact listing brokers
Power	480 V/400 Amp 3-phase electrical
Available	Immediate

- Accessed by Highway #1
- Water and power onsite
- Onsite parking
- Access to major logistics routes

Port Kells is located in north-east Surrey on the south side of the Fraser River, north of Highway 1 and east of Highway 15. The industrial lands are in high demand due to the area's strategic location within Metro Vancouver and access to key transportation corridors.





Highlights

- I-L (Heavy Industrial) Zoning allows for a wide variety of light and general industrial uses
- Flat, level yard space with access throughout the site
- Power and water on-site
- Available for short-term lease

Up to 3.01
acres
available

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