

REDUCED  
ASKING PRICE

# For Sale

19134 95A Avenue, Surrey, BC



Investor/owner-user opportunity: 21,360 sf industrial building on 1.00 acre in Port Kells

**Garth White\***, Principal, SIOR  
604 757 4960  
garth.white@avisonyoung.com  
*\*Garth White Personal Real Estate Corporation*

**Joe Lehman\***, Principal  
604 757 4958  
joe.lehman@avisonyoung.com  
*\*Joe Lehman Personal Real Estate Corporation*

**Jen Schroer**, Associate  
604 647 1359  
jen.schroer@avisonyoung.com

**Ian Whitchelo\***, Principal  
604 647 5095  
ian.whitchelo@avisonyoung.com  
*\*Ian Whitchelo Personal Real Estate Corporation*

**AVISON  
YOUNG**

## Opportunity

Avison Young is pleased to present an exclusive opportunity for an investor or owner-user to acquire a rarely available 21,360 sf freestanding industrial building on 1.00 acre in Surrey's highly sought-after Port Kells industrial area.

The property is demised into eight (8) units with six (6) units currently leased. With expiring leases, a purchaser will have the opportunity to renew tenancies or occupy portions of the building.



## Zoning

**IL (Light Impact Industrial)** permits a wide range of light industrial uses, including but not limited to warehousing, distribution, manufacturing, trade schools, automotive service and body work, and recycling depots.

## Property details

### BUILDING AREA

21,360 sf

### SITE SIZE

1.00 acre

### PID

002-867-800

### LEGAL DESCRIPTION

LOT 49 SECTION 33 TOWNSHIP 8 NEW  
WESTMINSTER DISTRICT PLAN 56186

### PROPERTY TAXES (2025)

\$84,428.22

### AVAILABLE REPORTS

- Phase 1 Environmental Site Assessment
- Property Condition Assessment
- Leases
- Rent Roll
- Site Plan and Floor Plans

### NOI

Please contact the Listing Team

### REDUCED ASKING PRICE

~~\$10,800,000~~ \$10,150,000 (~\$475 psf)

## Key highlights



Eight (8) unit freestanding building



Six (6) units currently leased with near-term expiries allowing for an owner-occupier to expand in the building



Opportunity for an owner-user to occupy up to 5,000 sf immediately



Twenty-seven (27) parking stalls



Yard area at the south property line for outside storage

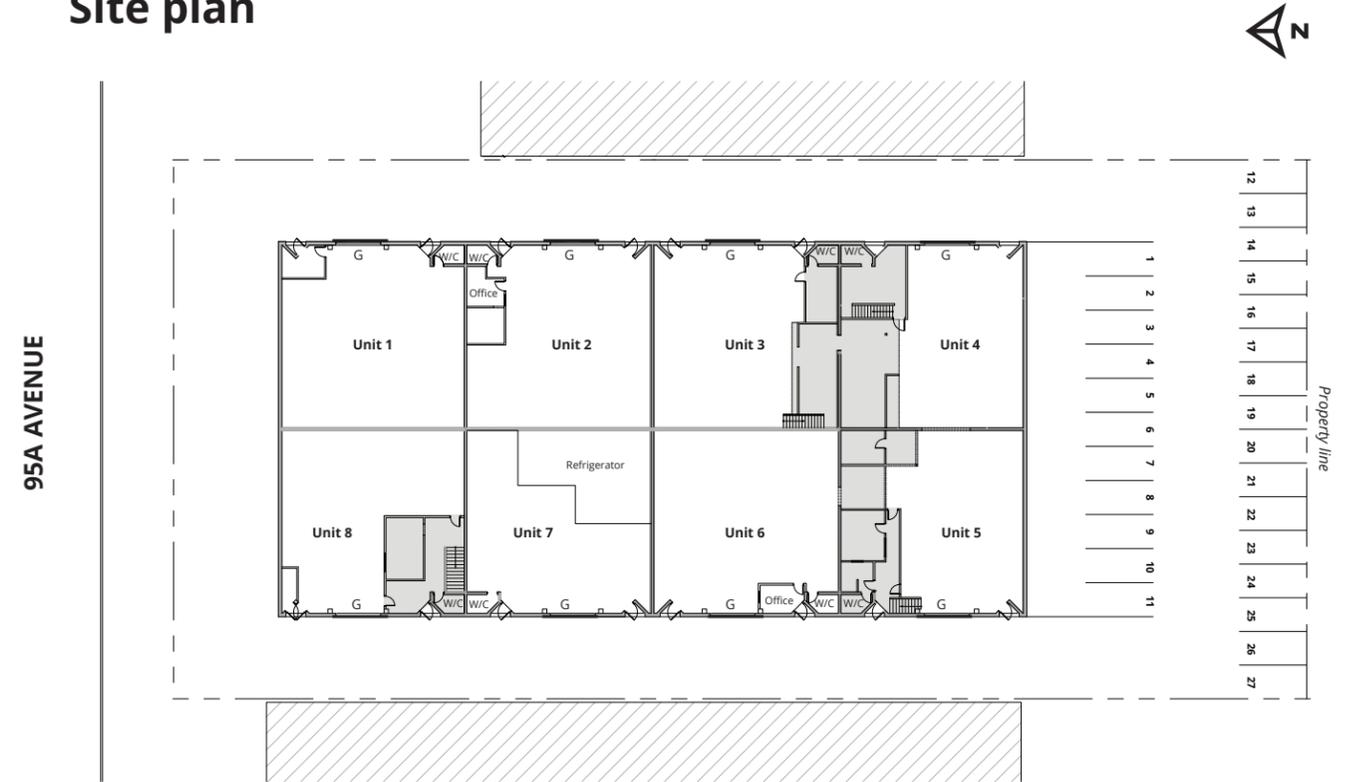


Situated in the heart of Port Kells, one of Metro Vancouver's most desirable industrial locations



Walking distance to major bus routes, restaurants, shops and services

## Site plan



G = Grade loading door    ■ Mezzanine

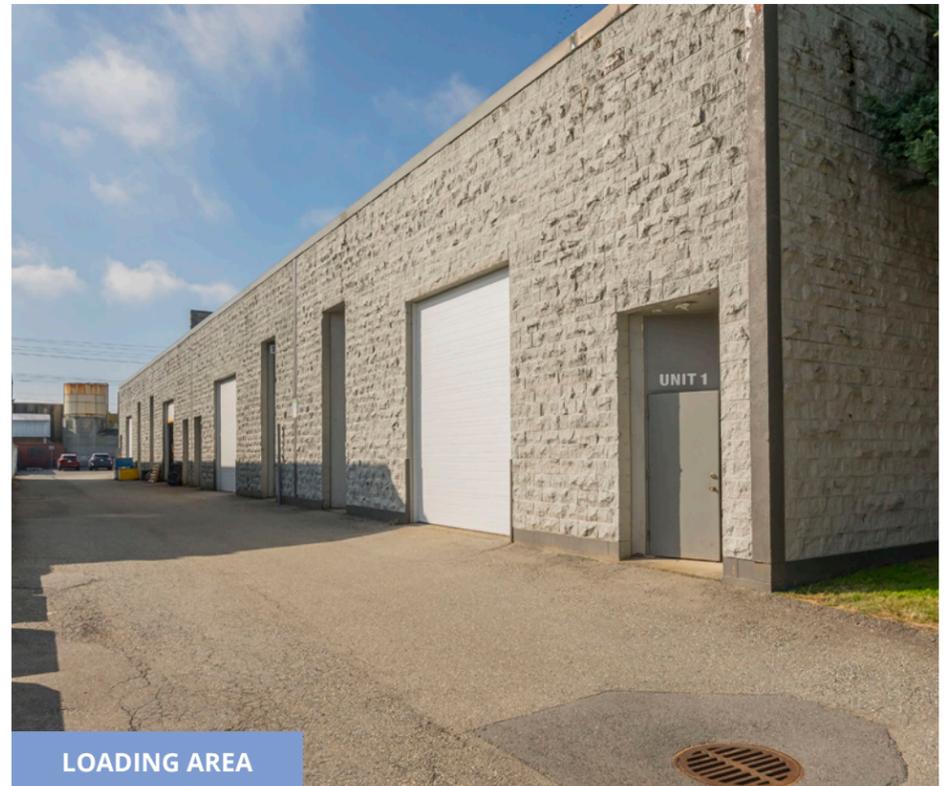
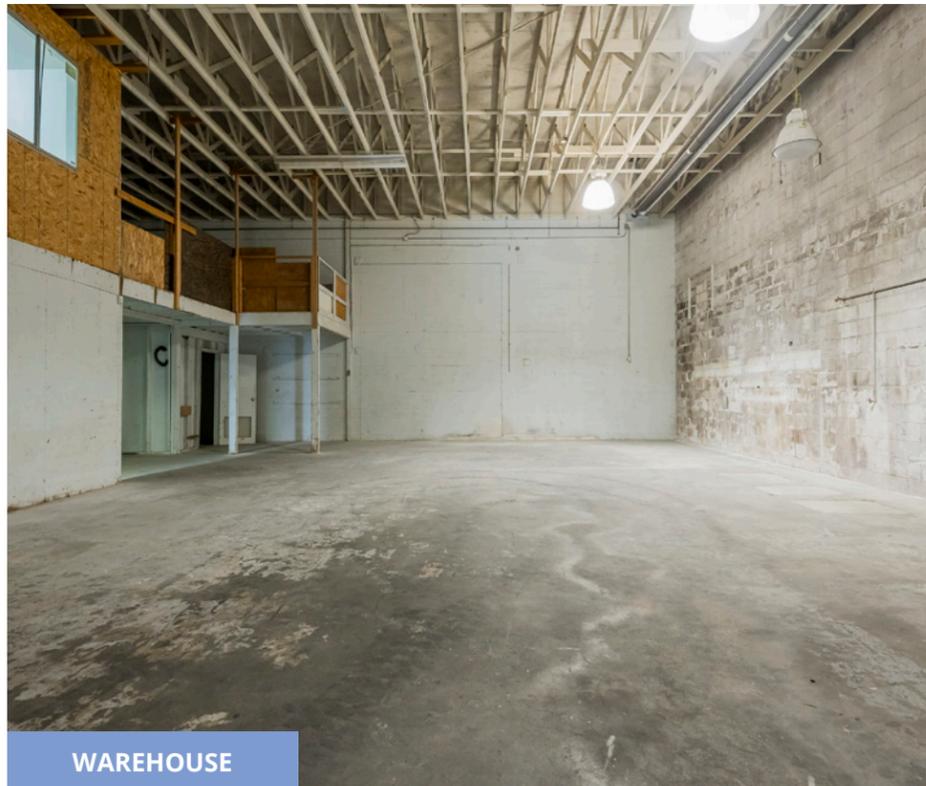
## Unit breakdown

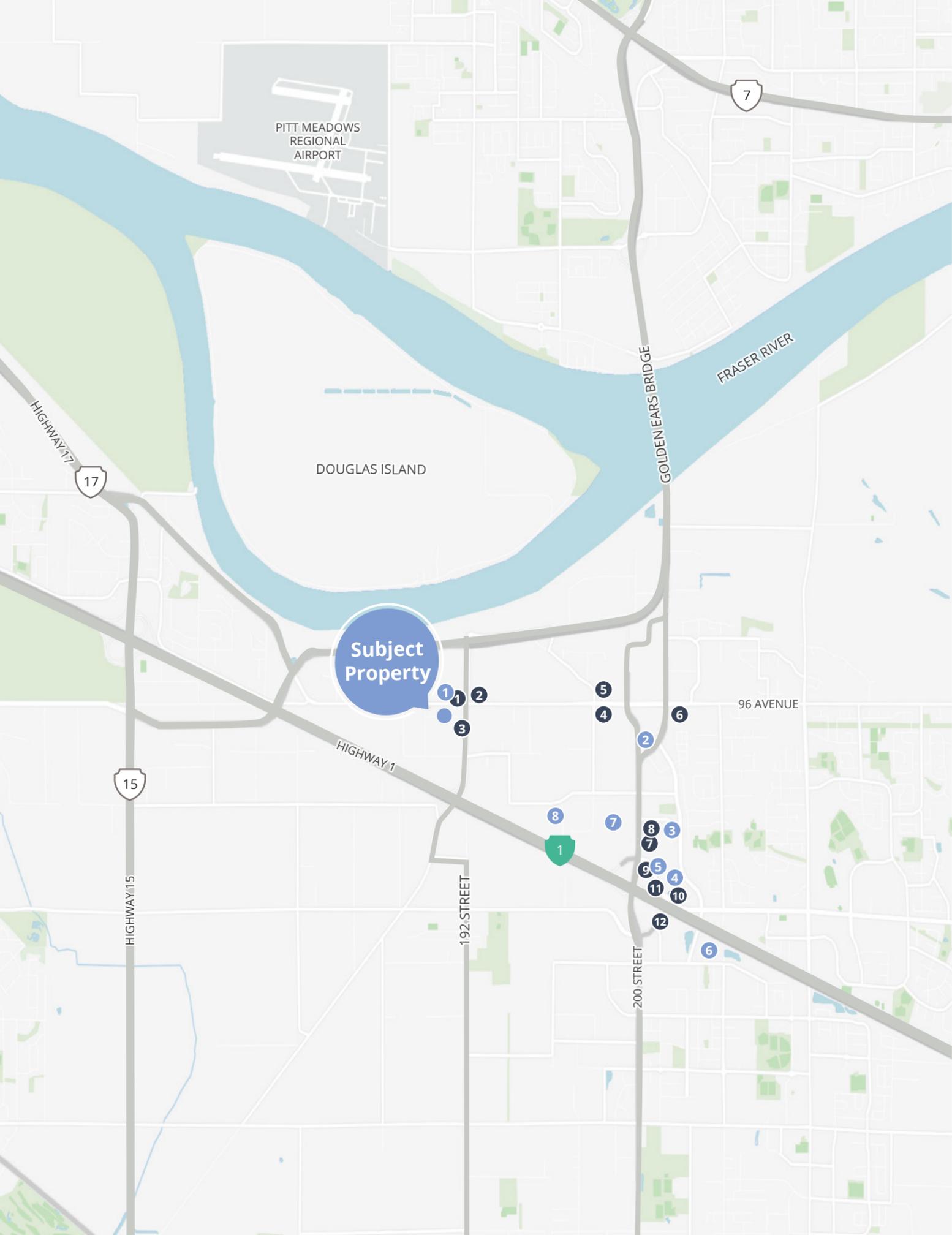
Unit	Area	Loading	Lease expiry
1	2,500 sf	One (1) grade	Vacant and available immediately
2	2,500 sf	One (1) grade	Available March 1, 2026
3	2,500 sf	One (1) grade	Available January 1, 2027
4	2,500 sf	One (1) grade	Available January 1, 2027
5	2,500 sf	One (1) grade	Vacant and available immediately
6	2,500 sf	One (1) grade	Available February 1, 2030
7	2,500 sf	One (1) grade	Available July 1, 2026
8	3,000 sf	One (1) grade	Available June 1, 2026



### Building features

-  Concrete block wall with build-up asphalt roof (BUR)
-  17' clear ceiling height
-  Eight (8) oversized grade-level loading doors
-  Configuration of units are well-suited for service industrial/automotive and light manufacturing uses
-  Natural gas-fired heating and electric baseboard heaters
-  One (1) washroom per unit





### Location

Located on the south side of 95A Avenue, just west of 192nd Street and one block north of the Highway 1 on-ramp, the property is well-situated in the heart of Surrey's highly desirable Port Kells industrial area.

This location offers exceptional accessibility with immediate connections to Highway 17 (SFPR), 200th Street, Highway 15, and Golden Ears Way.

A variety of retail, service, and transit options are conveniently located within walking distance to the property, making this an ideal location for businesses seeking efficiency and connectivity in a thriving industrial hub.

### Drive times

Highway 1	1 minute
Golden Ears Way	2 minutes
Highway 15	4 minutes
Highway 17	4 minutes
200th Street	5 minutes
Port Mann Bridge	8 minutes
Highway 7	10 minutes

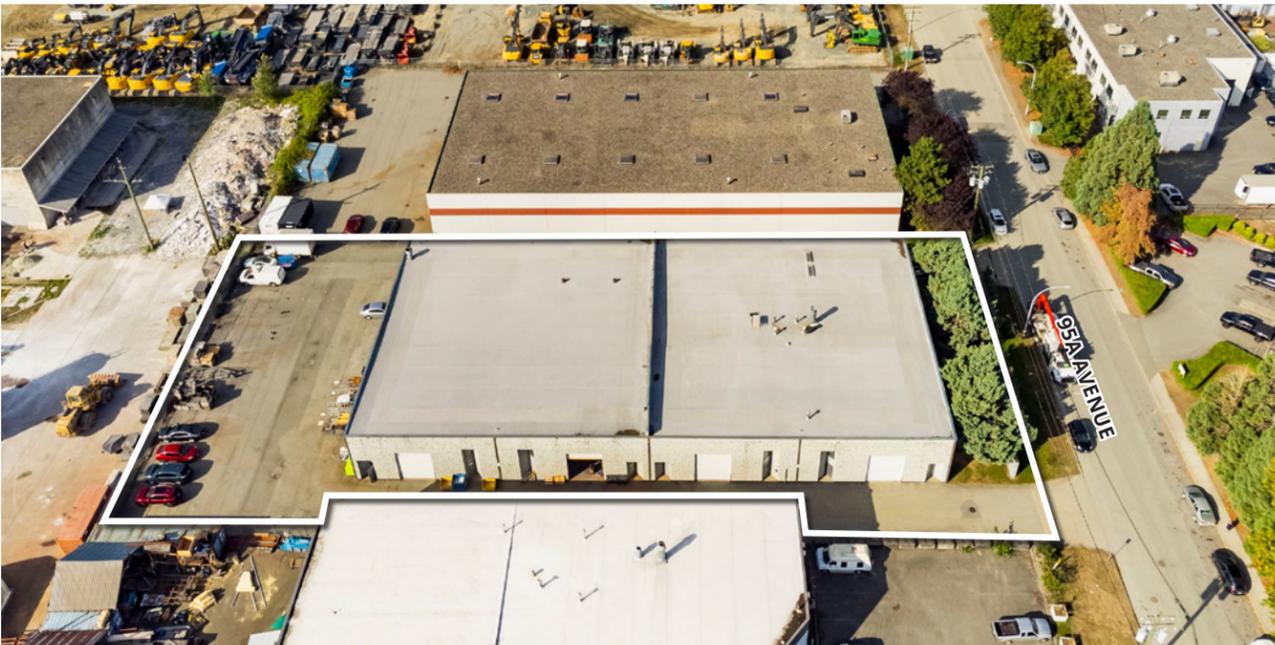
### Amenities

#### SHOPPING & SERVICES

1. Esso Gas Station
2. Chevron Gas Station
3. Langley Sportsplex
4. Fresh Street Market
5. Shoppers Drug Mart
6. Carvolth Exchange Park and Ride
7. Best Buy
8. Dick's Lumber & Building Supplies

#### RESTAURANTS

1. Subway
2. Tim Hortons
3. Port Kells Cafe
4. A&W
5. Jimmy Mac's Pub
6. Popeyes
7. White Spot
8. The Old Spaghetti Factory
9. Boston Pizza
10. Browns Socialhouse
11. Starbucks
12. Moxies Restaurant





## Contact for more information

**Garth White\***, Principal, SIOR  
604 757 4960  
garth.white@avisonyoung.com  
*\*Garth White Personal Real Estate Corporation*

**Jen Schroer**, Associate  
604 647 1359  
jen.schroer@avisonyoung.com

**Joe Lehman\***, Principal  
604 757 4958  
joe.lehman@avisonyoung.com  
*\*Joe Lehman Personal Real Estate Corporation*

**Ian Whitchelo\***, Principal  
604 647 5095  
ian.whitchelo@avisonyoung.com  
*\*Ian Whitchelo Personal Real Estate Corporation*

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

© 2026, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON  
YOUNG**

**CANADA BEST  
MANAGED  
COMPANIES**  
Platinum member