



FOR SALE

15,222 SF Industrial Facility

A one-of-a-kind opportunity to purchase a freestanding building in Port Kells

9347 193rd Street, Surrey, BC

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Colliers





Salient Facts

Features & Highlights

Original Building

- Concrete block
- 17' clear ceilings
- Two 12' x 12' grade loading doors
- 400 amp, 600 volt, 3 phase power, separately metered between buildings
- Radiant heating in warehouse
- Existing demising wall
- Designed to accommodate 2 individual units

Expansion Building

- 15' clear ceilings
- One 12' x 14' grade loading door
- Paint booth complete with ventilation
- HVAC in 2nd and 3rd floor offices, radiant heating in warehouse
- Fully sprinklered
- 400 amp, 600 volt, 3 phase power, separately metered between buildings
- Designed to accommodate 2 individual units
- 15 parking stalls on site

Site Size

0.445 acres

Zoning

IL Light Industrial

Opportunity

Located in the heart of Port Kells, one of Metro Vancouver's most tightly held and highly sought-after industrial submarkets, 9347 193 Street, Surrey presents a rare opportunity to acquire a freestanding industrial building in a location known for its strong owner-occupier demand and exceptional regional connectivity. Situated at the end of the 193 Street cul-de-sac, the property benefits from limited through traffic while offering immediate access to the 192 Street on-ramp to Highway 1 and 96 Avenue, which connects directly to Golden Ears Way and the South Fraser Perimeter Road, providing efficient access throughout the Lower Mainland and Fraser Valley. This opportunity is a compelling opportunity for both investors and owner-occupiers.

Building Area Breakdown

Original Building - Units 1 & 2

Warehouse	4,400 SF
Total:	4,400 SF

Expansion Building

Warehouse	6,338 SF
First Floor Office/Reception	1,062 SF
Mezzanine Office/Storage	1,062 SF
Second Floor Office	2,320 SF
Total:	10,780 SF

Total Area: 15,222 SF*

**Building areas are approximate and should be verified*

Asking Price

Please Contact Listing Agents

Property Taxes (2025)

\$69,196.73

Net Income

\$286,047.00

Lease Expiry

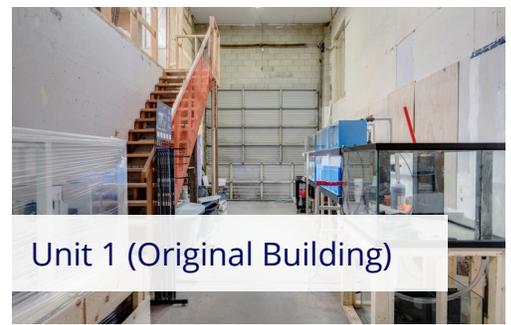
May 12, 2028 - with 1x5yr
Renewal Option



Exterior (Original & Expansion)



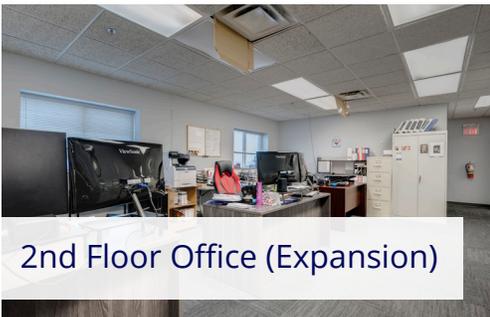
Warehouse (Expansion)



Unit 1 (Original Building)



Unit 2 (Original Building)



2nd Floor Office (Expansion)



Unit 1 Lunch Room



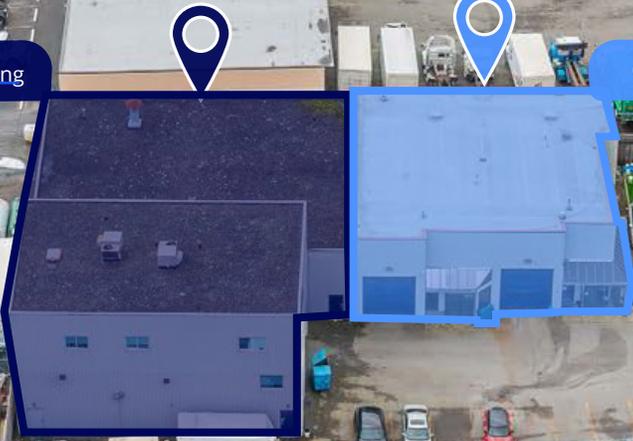
Units 1 & 2 Exterior (Original Building)



192nd Street

Expansion Building

Original Building



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