



**19135 94 Avenue, Surrey, BC**

# FOR LEASE

**19,535 sq.ft PORT KELLS  
WAREHOUSE PLUS  
OFFICE SPACE  
AUTOMOTIVE ACCEPTED**

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CREST REALTY**



**Sutton 1st West Realty**

## OPPORTUNITY

Opportunity to lease an 19,535 sq.ft. Warehouse plus 1,900 sq.ft. of office space, six grade level loading doors and secure perimeter fencing, with access via a rolling gate. Additionally, the Subject Property includes a paved yard area which is well configured to accommodate fleet parking of cube vans/pick-up trucks and/or outdoor storage space.

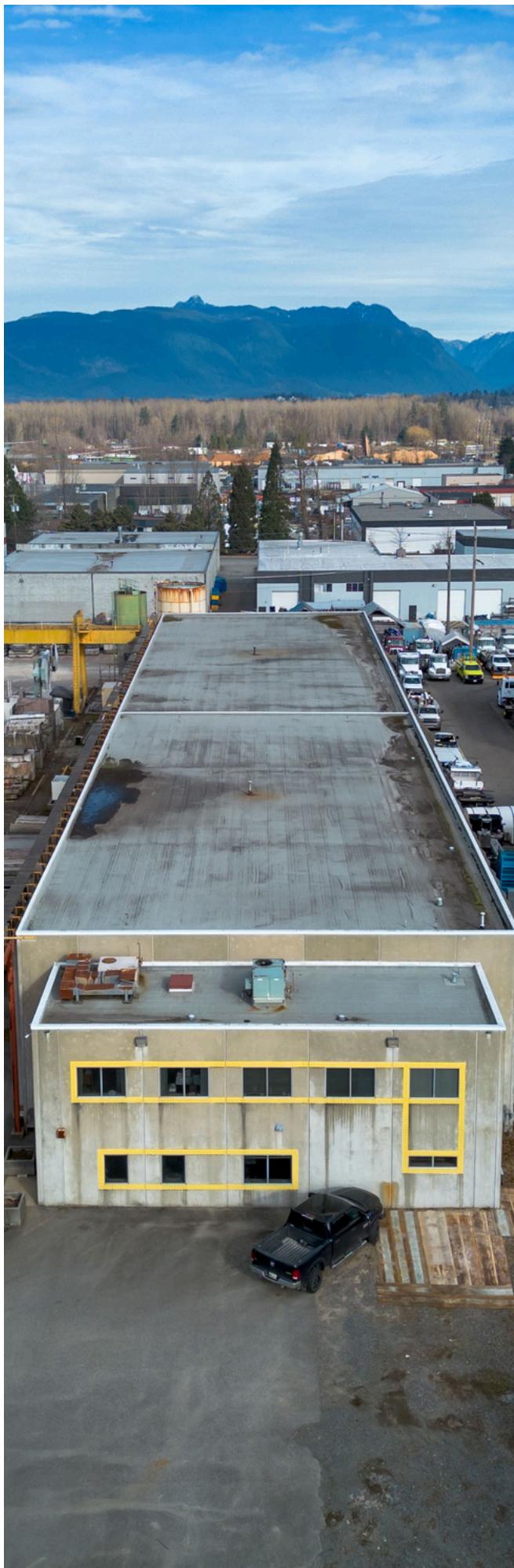
## AVAILABLE AREA\*

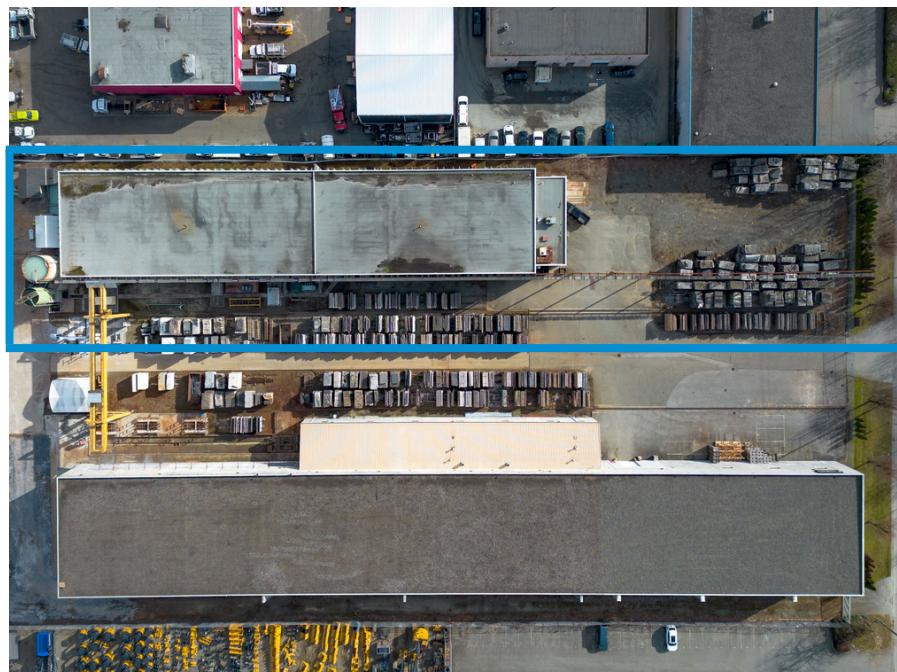
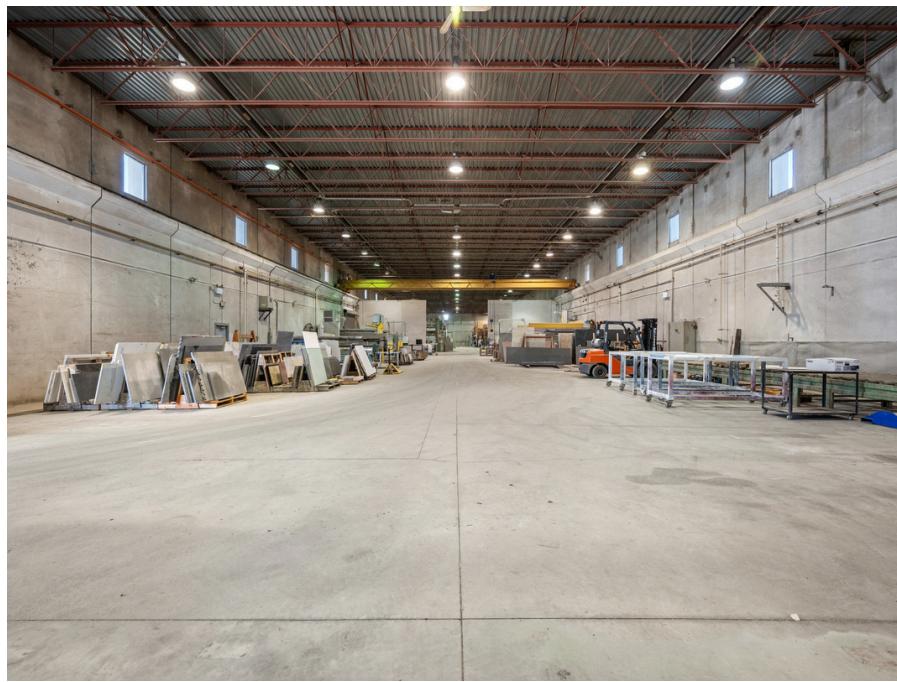
Warehouse	19,535 sq.ft
Office	1,900 sq.ft*
<b>Total</b>	<b>21,435 sq.ft</b>

\*All areas are approximate and to be verified by the tenant

## LEASE RATE

Basic Rent per Annum \$15.95 per sq.ft.  
Additional costs \$5.50 est. per sq ft.





## FEATURES

- Concrete tilt-up construction
- 6 grade loading doors
- 24' clear ceiling height
- Existing estimated 1,900 sq.ft. offices
- Paved yard area
- Perimeter fencing and rolling gate

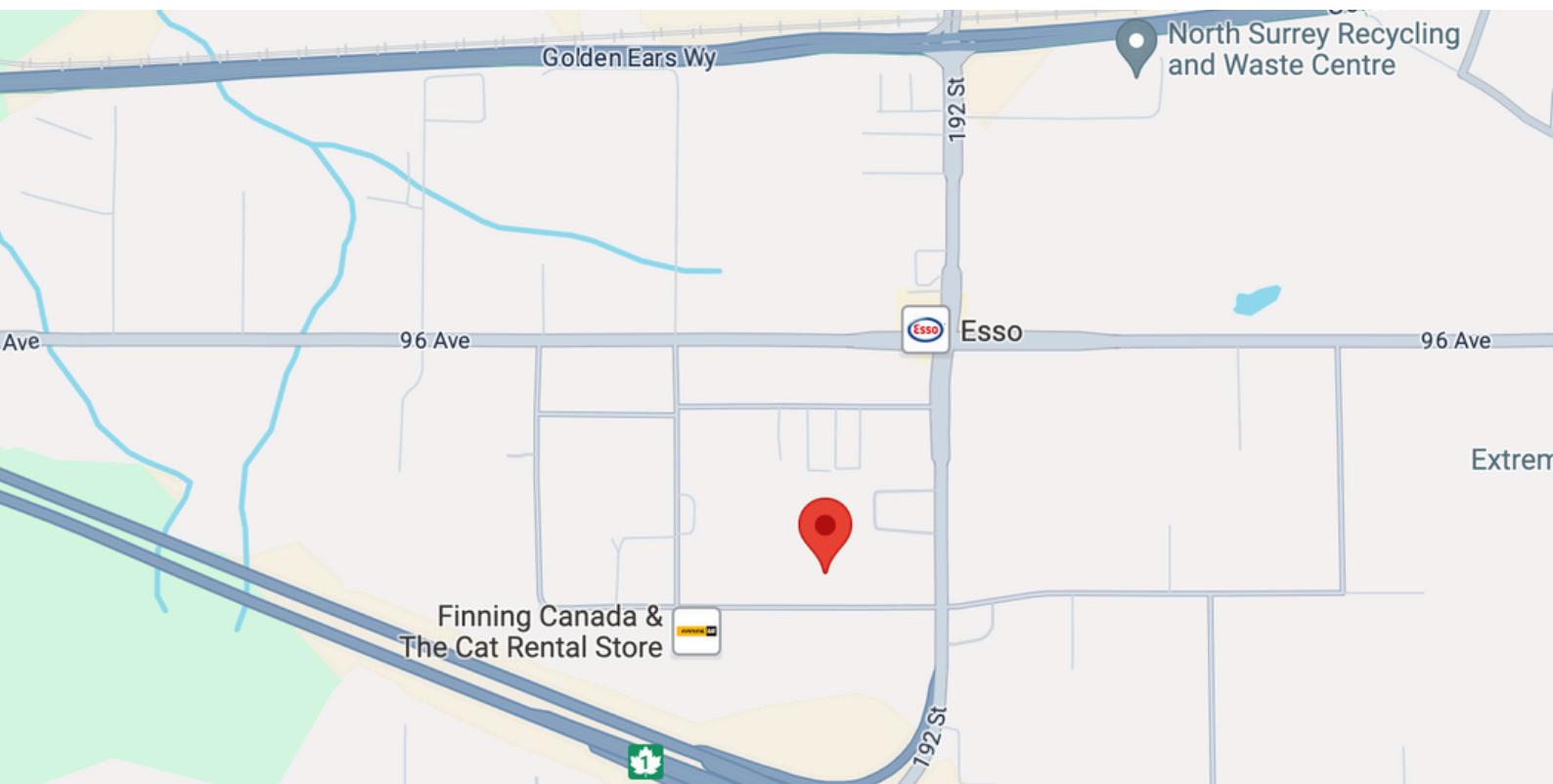
## ZONING

IL (Light Impact Industrial Zoning)  
Allows for a wide range of industrial uses including warehousing, light manufacturing and ancillary office uses.

## PROPERTY INFORMATION

<b>Address</b>	19135 94 Ave
<b>PID</b>	005-435-251
<b>Zoning</b>	LIGHT IMPACT INDUSTRIAL ZONE
<b>Legal</b>	LOT 52, PLAN NWP56186,
<b>Description</b>	SECTION NE33, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

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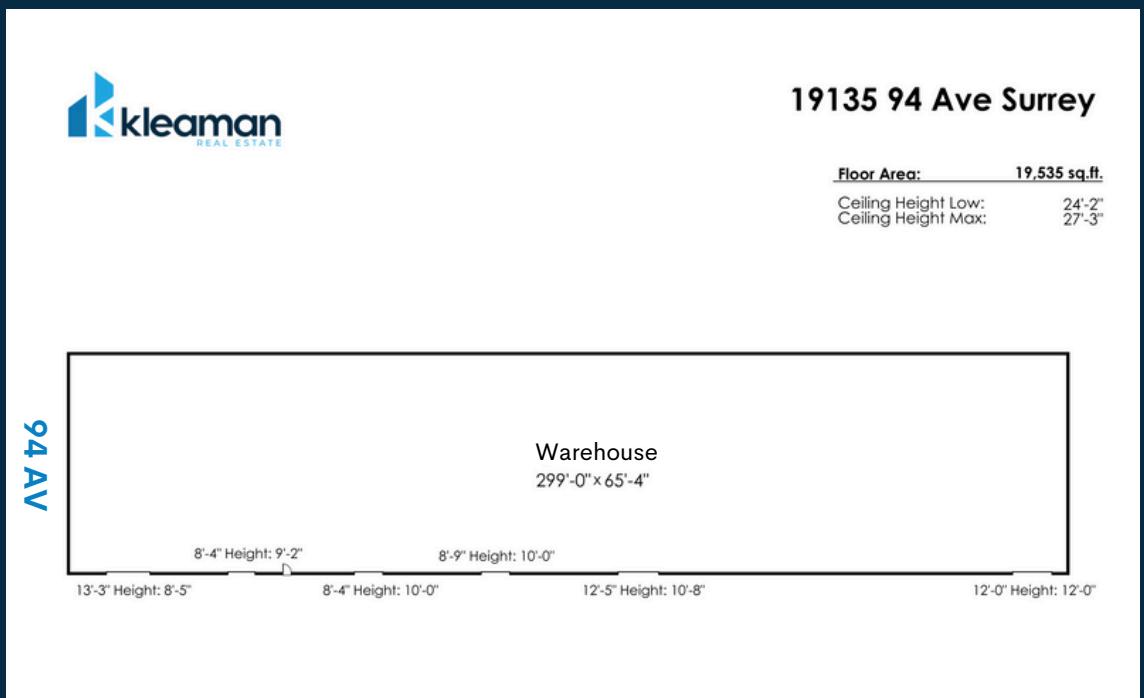


## LOCATION

The Subject Property is situated on 94th Avenue in the Port Kells industrial area of Surrey. Port Kells is one of the most sought after industrial areas in Metro Vancouver, serving as a central industrial hub for the Lower Mainland, primarily due to its accessibility to all areas of Metro Vancouver via the Trans Canada Highway (Highway 1), the South Fraser Perimeter Road (Highway 17), and 176th Street (Highway 15).



# THE SPACE



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