

FOR LEASE

(#1-5) 9520 192 STREET
SURREY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WATCH VIDEO



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CELEBRATING OVER
50
YEARS IN VANCOUVER

Location

The subject property is situated on the east side of 192nd Street, directly south of 96th Avenue. The property offers excellent exposure to 192nd Street in Port Kells, one of the most desirable industrial areas in the Lower Mainland providing direct access to Highway 17, Highway 1 and proximity to the US border along with its geographically central nature and complimentary industries and services in the immediate area.

Features

- Sprinklered
- Forced air heaters
- 19' ceilings
- Concrete block construction
- Lunchroom
- Washrooms
- Private & open concept offices
- Three (3) grade loading doors (12' X 14')
- One (1) grade loading door (8' X 8')



Available Area

Warehouse (Units 1-5)	11,512 SF
Ground Floor Office (Units 1-5)	2,247 SF
Second Floor Office (Units 1-5)	2,103 SF
Mezzanine (Unit 2)	298 SF
Total	16,160 SF

Zoning

IL (Light Impact Industrial) allows for a wide variety of uses including warehousing, distribution, storage and more. A fully copy of bylaws can be provided upon request.

Asking Basic Rent

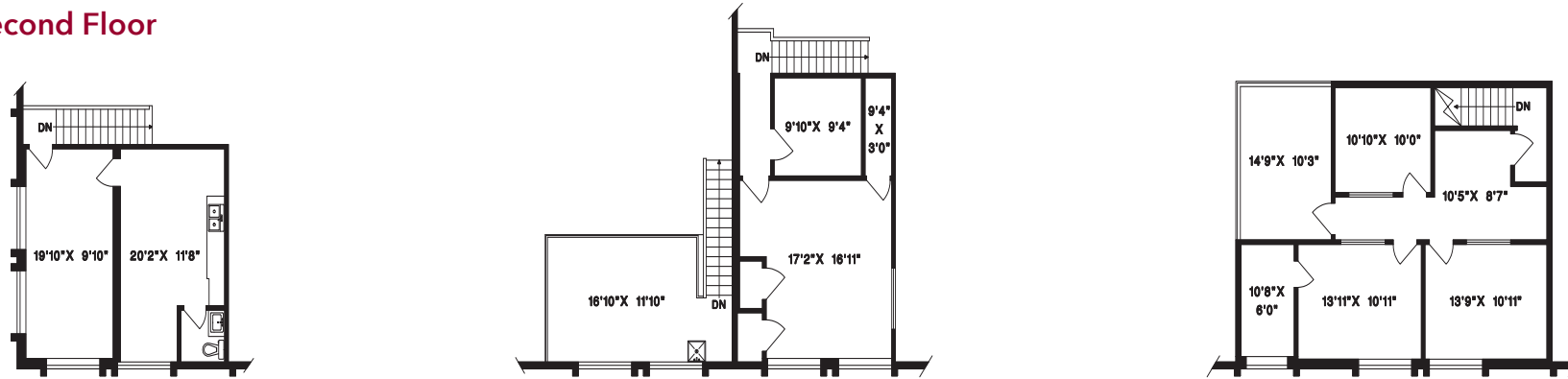
\$18.95 PSF per annum

Additional Rent (2025 estimate)

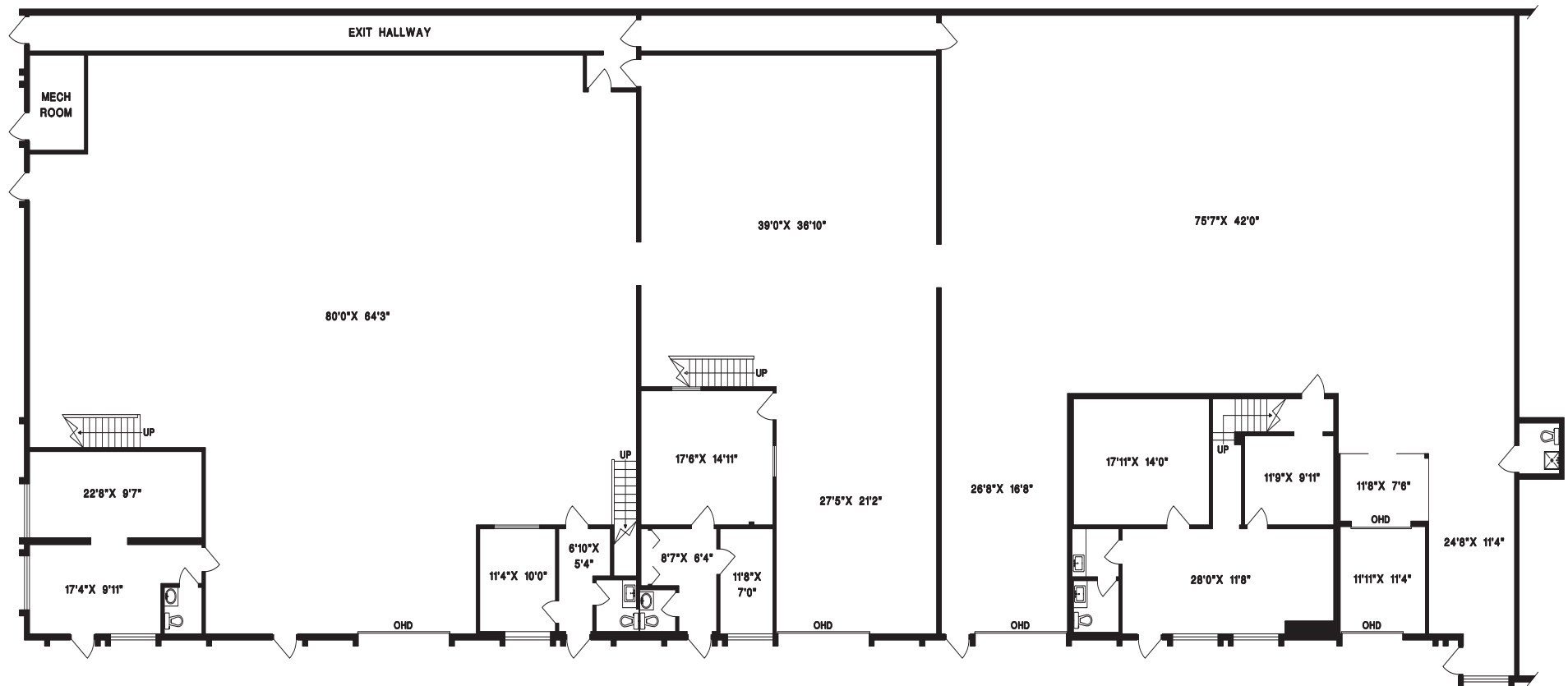
\$5.39 PSF per annum



Second Floor



Ground Floor





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