

Location

Close to the 192nd Street Interchange of the Trans-Canada Highway, and just 40 minutes from downtown Vancouver. This property is located in one of the fastest-growing serviced industrial areas of the Lower Mainland, just west of the Surrey/Langley border on the Fraser River.

The Port Kells Industrial Area offers excellent access directly to the Trans-Canada Highway and easy access to all municipalities in the Metro Vancouver area via the Trans-Canada Highway.



Property **Overview**

CIVIC ADDRESS

19515 98A Avenue, Surrey, BC

ZONING

IL (Light Impact Industrial)

Allowing for a wide variety of storage use.

SITE AREA

2.5 Acres

LEASE RATE

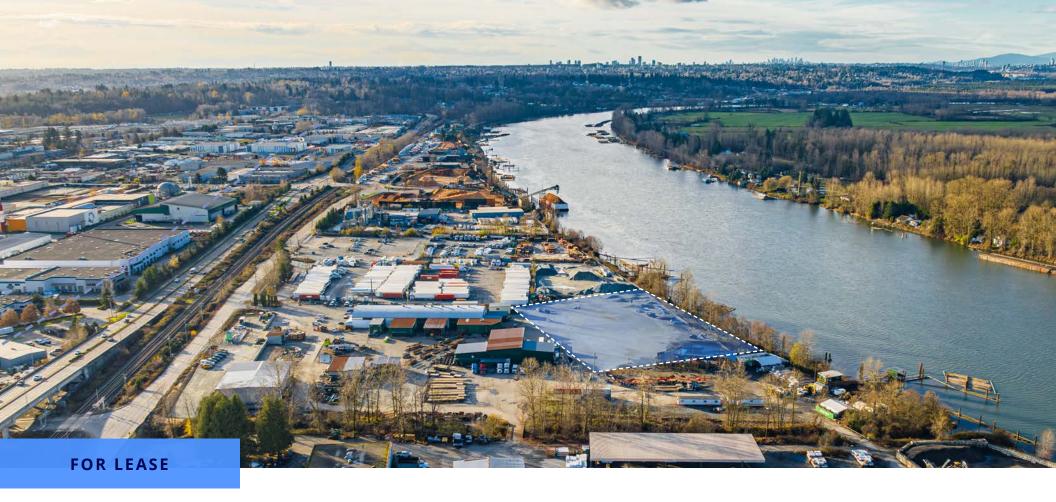
\$4.50 per SF (NNN)

OPERATING COSTS

Contact Listing Agents

FEATURES

- Flexible zoning allows a wide range of industrial uses
- Available within 60 days' notice
- Partially paved and level yard area
- Proximity to the Fraser River
- Fully serviced
- · 3-phase power



2.5 Acres of Partially Paved, Serviced Industrial Land | 19515 98A Avenue, Surrey, BC

Josh Gaze

Personal Real Estate Corporation Vice President +1 604 754 9859 josh.gaze@colliers.com

Chris Brewster

Personal Real Estate Corporation Executive Vice President +1 604 662 2694 chris.brewster@colliers.com

Bill Randall

Personal Real Estate Corporation Executive Vice President +1 604 692 1097 Bill.randall@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.

Colliers Canada | Vancouver

Colliers MacCaulay Nicolls Inc. 1067 West Cordova St., Suite 1100 Vancouver, BC, V6C 1C7 +1 604 681 4111 collierscanada.com