FOR LEASE



+1 604 754 9859

Liam Simpson

Senior Associate +1 604 655 4658

josh.gaze@colliers.com

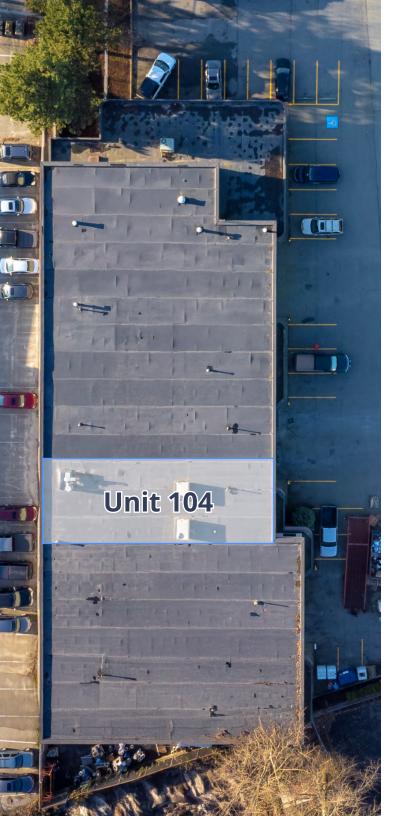
liam.simpson@colliers.com



Recently Renovated 2,414 SF

Industrial Unit in Port Kells

Accelerating success.



Opportunity

Colliers is pleased to present the opportunity to lease 2,414 SF of recently renovated industrial space, now available for immediate occupancy. The unit is situated within a professionally managed complex and benefits from IL zoning, which accommodates a wide range of industrial uses.

Strategically located in Port Kells, one of the most sought-after industrial areas in the Lower Mainland, the property offers convenient access to Highway 1, the Golden Ears Bridge, and the US border. The surrounding area is home to a broad mix of complementary businesses and services, making it an ideal location for a variety of operations.

Port Kells and the broader Northwest Langley industrial area serve as a key logistics and distribution hub for the region and continue to attract a strong and diverse mix of industrial users.

Civic Address Unit 104 - 9710 187 Street, Surrey

Zoning <u>IL Light Impact Industrial</u>

Lease Rate Contact Listing Agents

Additional Rent \$4.97 per SF + 5% management fee

Loading One (1) grade loading door

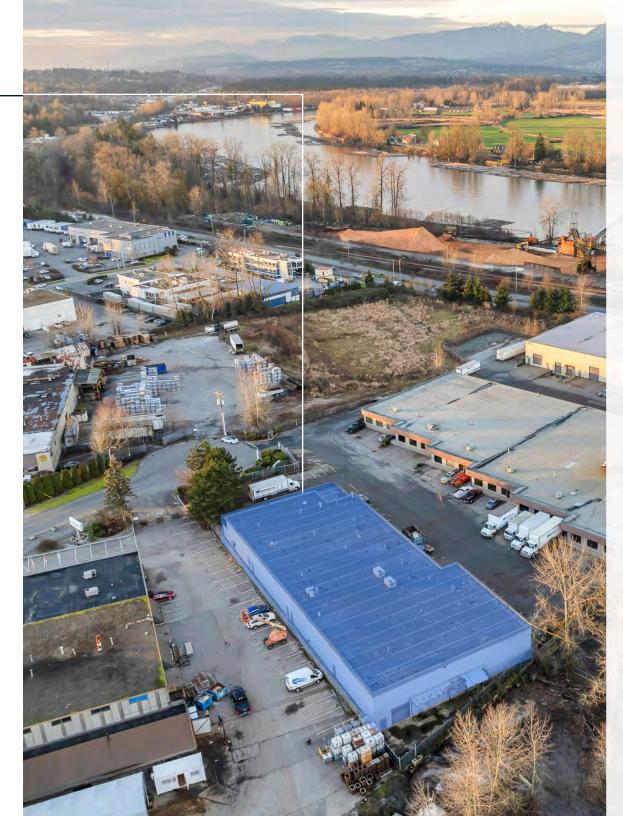
Power 100 Amps

Ceiling Height 19'6"

Availability Immediate

Recent Renovations New washroom, radiant heater, programmable

LED lighting, and electrical panel.







Available Area*

Warehouse 2,414 SF

Total 2,414 SF

*Measurements are approximate and to be verified by the Ten

