

FOR LEASE

Colliers



Unit 104 - 9710 187 Street, Surrey

Recently Renovated **2,414 SF**
Industrial Unit in Port Kells

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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	IL Light Impact Industrial
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
<small>*Measurements are approximate and to be verified by the Tenant</small>	



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