

FOR LEASE

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

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WATCH VIDEO



3,152 SF UP TO 15,569 SF AVAILABLE



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CELEBRATING OVER
50
YEARS IN VANCOUVER

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

Available Area

Unit	Warehouse	Ground Floor Office	Second Floor Office	Mezzanine	Total
Unit 1 & 2	4,412 SF	762 SF	564 SF	298 SF	6,036 SF
Unit 3	2,078 SF	510 SF	564 SF	-	3,152 SF
Unit 4 & 5	4,431 SF	975 SF	975 SF	-	6,381 SF
	10,921 SF	2,247 SF	2,103 SF	298 SF	15,569 SF

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.

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



Features

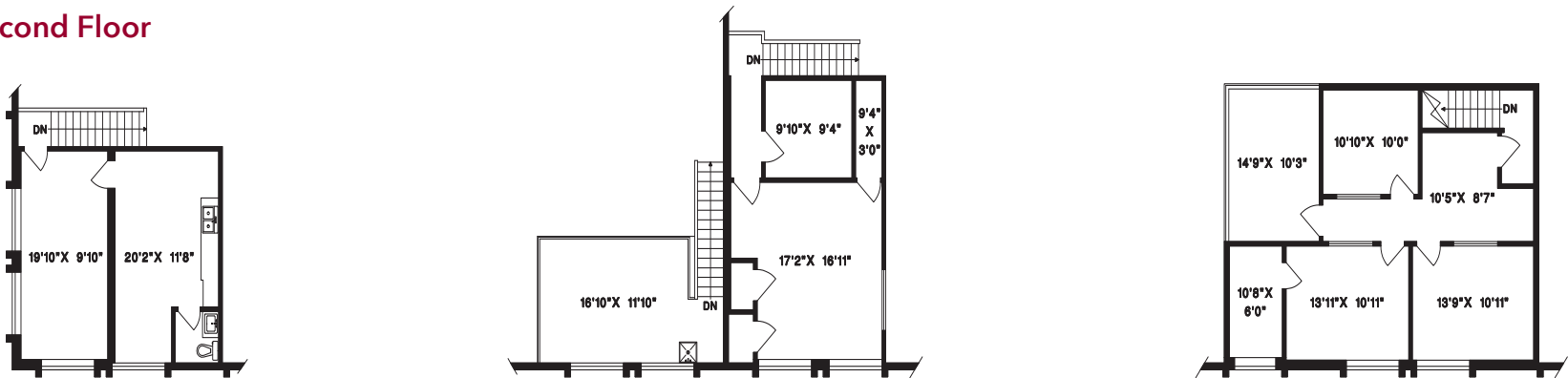
- Sprinklered
- Forced air heaters
- 19' ceilings
- Concrete block construction
- Lunchroom
- Washrooms
- Private & open concept offices
- Three (3) grade loading doors (12' X 14')
- One (1) grade loading door (8' X 8')

Additional Rent (2025 estimate)

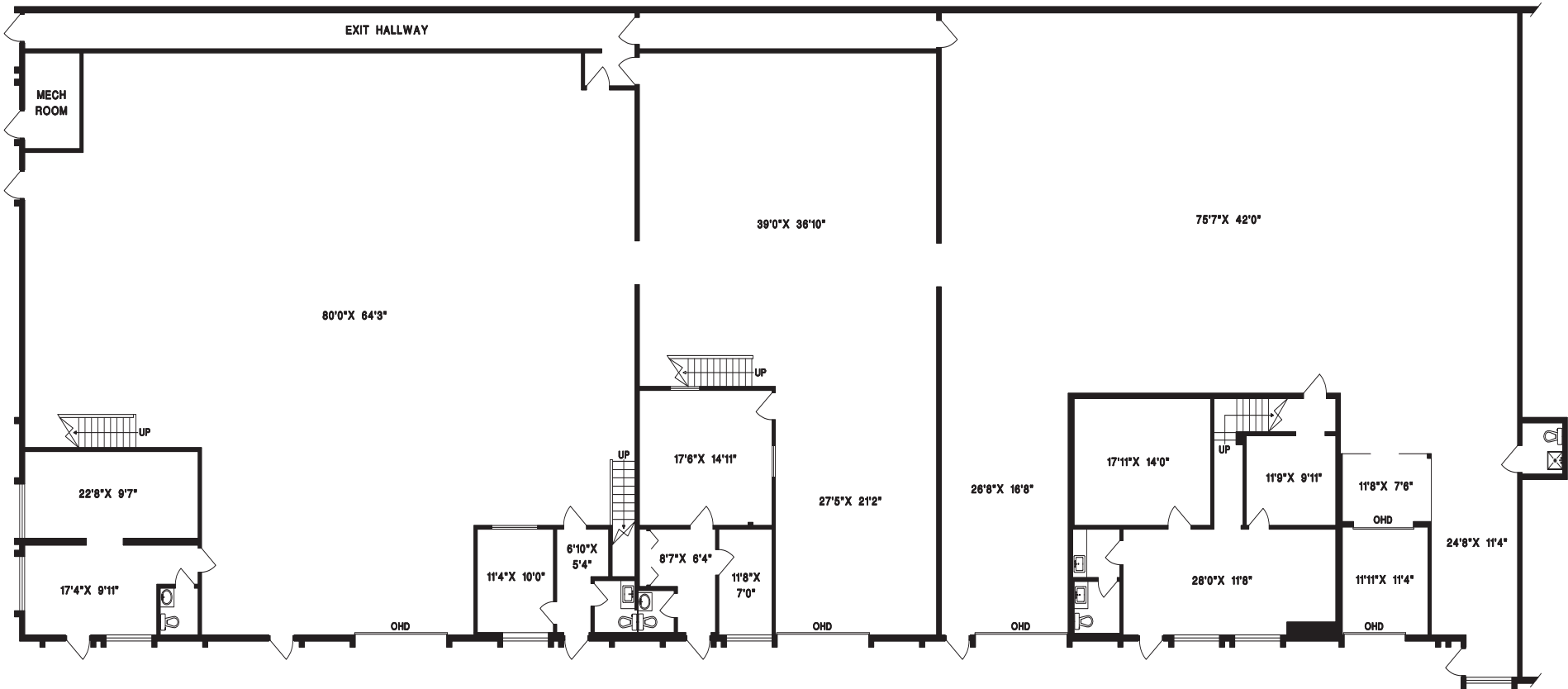
\$5.39 PSF per annum



Second Floor



Ground Floor





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