

# FOR LEASE

(#1-3) 9520 192 STREET  
SURREY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

WATCH VIDEO



## 3,152 SF UP TO 9,188 SF AVAILABLE



**Grant Basran**

Associate Vice President | Industrial  
D 604.630.3376 C 604.518.2188  
grant.basaran@lee-associates.com

**Sebastian Espinosa CCIM, SIOR**

Personal Real Estate Corporation  
Senior Vice President | Principal  
D 604.630.3396 C 604.783.8139  
sebastian.espinosa@lee-associates.com

CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER



# FOR LEASE | (#1-3) 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	<b>6,036 SF</b>
Unit 3	2,078 SF	510 SF	564 SF	-	<b>3,152 SF</b>
Unit 4 & 5	4,431 SF	975 SF	975 SF		<b>LEASED</b>
	<b>6,490 SF</b>	<b>1,272 SF</b>	<b>1,128 SF</b>	<b>298 SF</b>	<b>9,188 SF</b>

## Location

The subject property is situated on the east side of 192<sup>nd</sup> Street, directly south of 96<sup>th</sup> Avenue. The property offers excellent exposure to 192<sup>nd</sup> 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

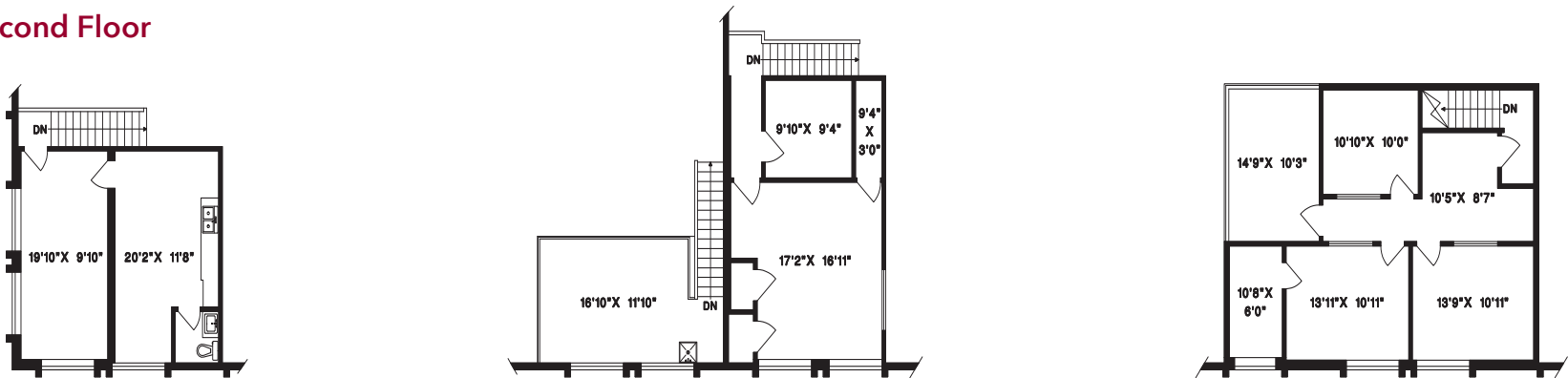
- Sprinklered
- Forced air heaters
- 19' ceilings
- Concrete block construction
- Lunchroom
- Washrooms
- Private & open concept offices
- Three (3) grade loading doors (12' X 14')
- One (1) grade loading door (8' X 8')

## Additional Rent (2025 estimate)

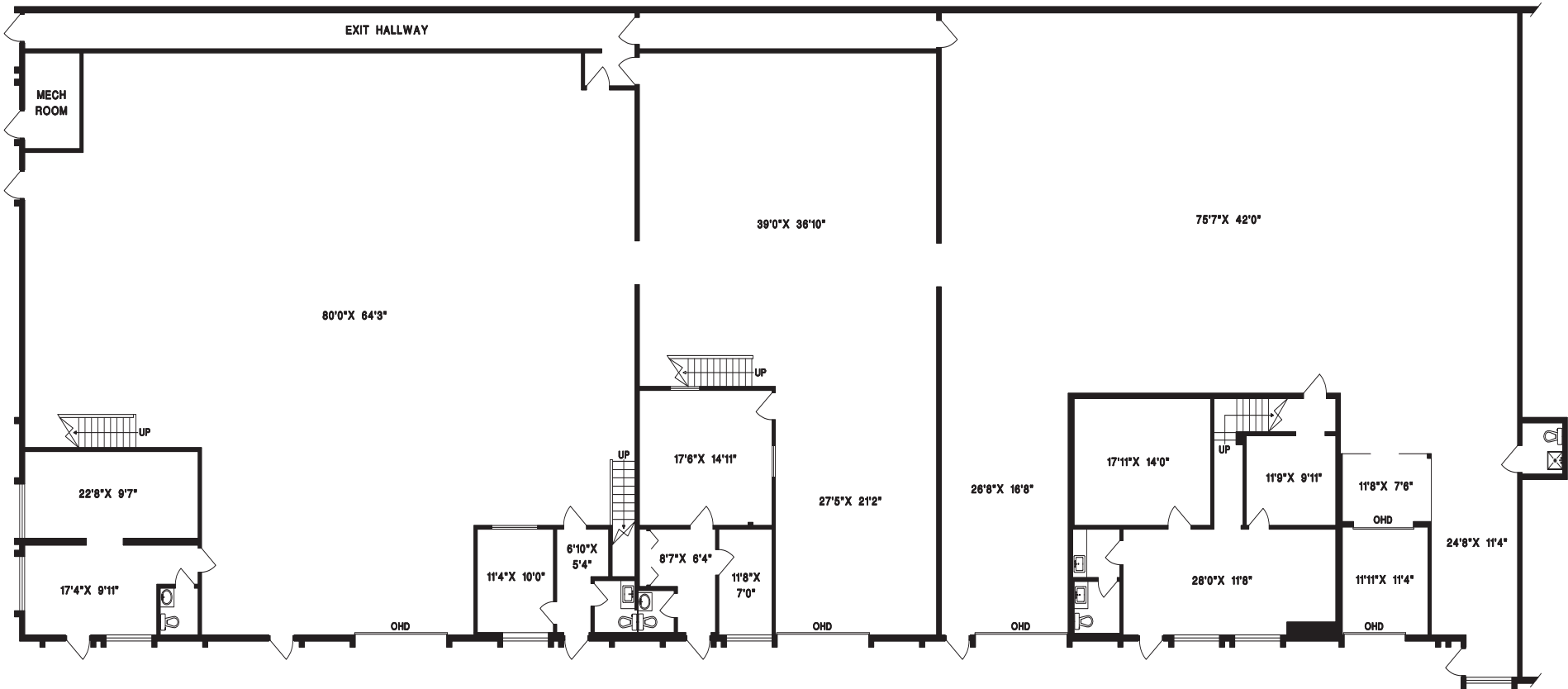
\$5.39 PSF per annum



Second Floor



Ground Floor







**Grant Basran**

Associate Vice President | Industrial  
D 604.630.3376 C 604.518.2188  
grant.basran@lee-associates.com

**Sebastian Espinosa CCIM, SIOR**

Personal Real Estate Corporation  
Senior Vice President | Principal  
D 604.630.3396 C 604.783.8139  
sebastian.espinosa@lee-associates.com

© 2026 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 106. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

