

# 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



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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	<del>4,431 SF</del>	<del>975 SF</del>	<del>975 SF</del>		<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

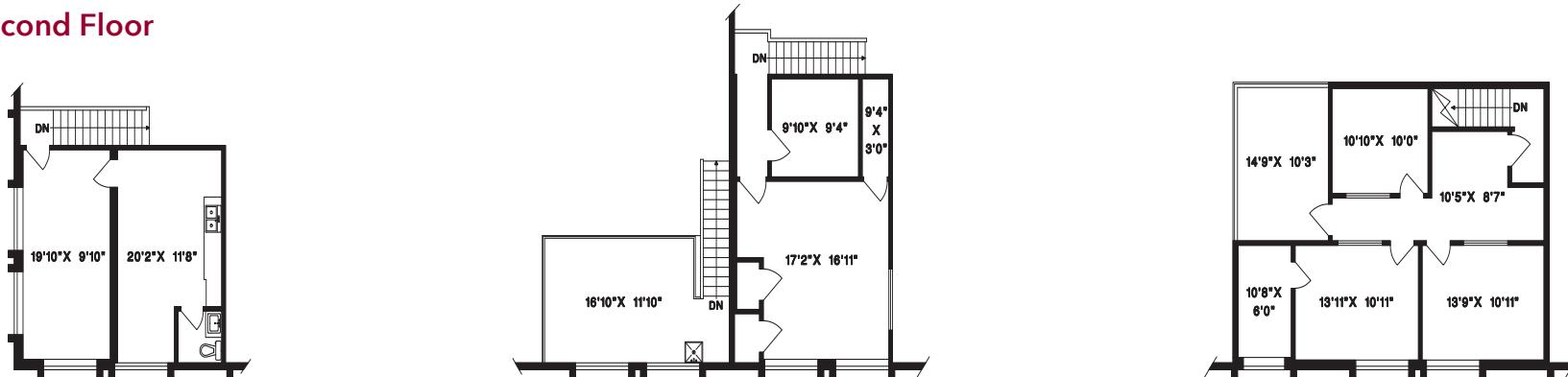
- Sprinklered
- Forced air heaters
- 19' ceilings
- Concrete block construction
- Lunchroom
- Washrooms
- Private & open concept offices
- Three (3) grade loading doors (12' X 14')
- One (1) grade loading door (8' X 8')

### Additional Rent (2025 estimate)

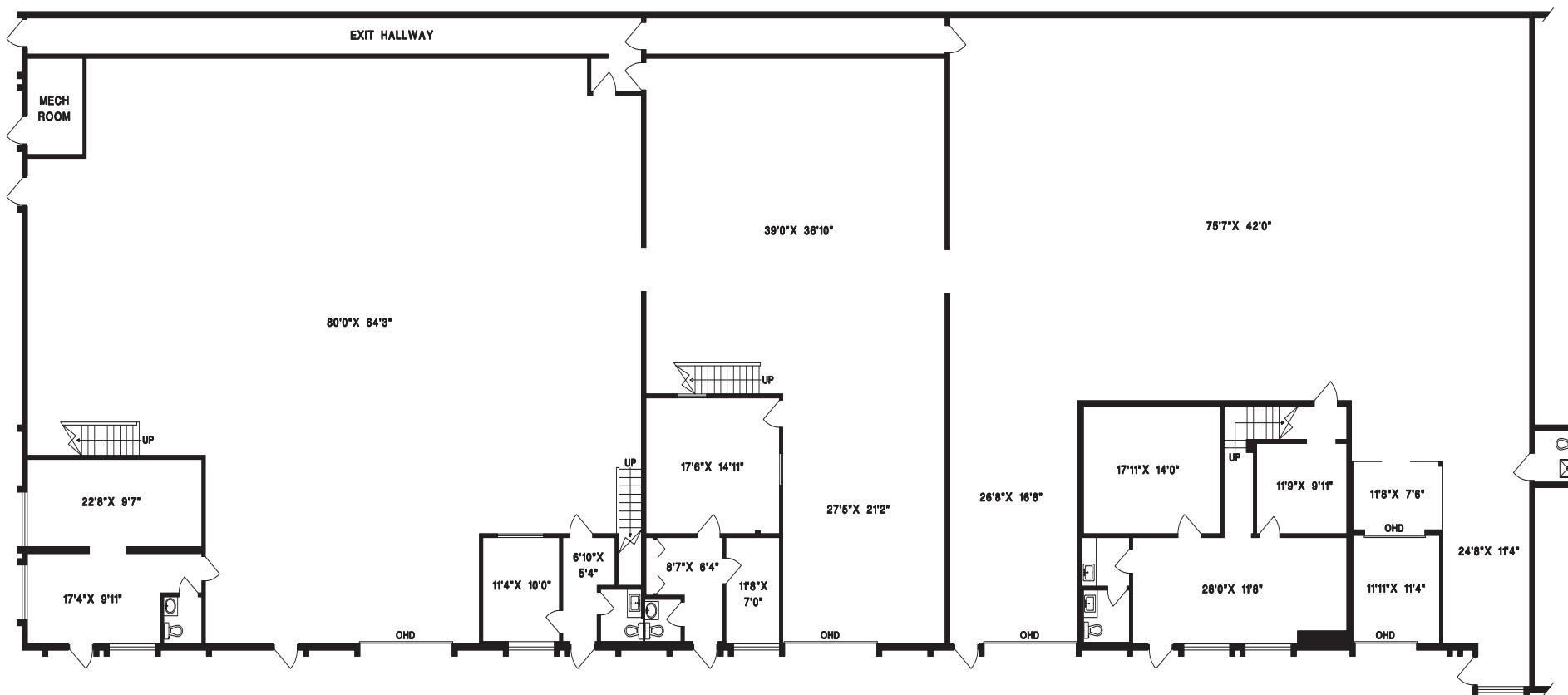
\$5.39 PSF per annum



**Second Floor**



**Ground Floor**





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