

FOR LEASE

Colliers

6,813 SF Warehouse &
Office in Port Kells with High Exposure
& Direct Access to Highway 1

Unit A - 19214 94 Avenue, Surrey

Nick Englmaier

Personal Real Estate Corporation

Associate Vice President

+1 604 300 0699

nick.englmaier@colliers.com

Taylor Earle

Associate

+1 604 842 2934

taylor.earle@colliers.com

The Opportunity

Opportunity to lease 6,813 SF of warehouse and office space with direct exposure to 192nd Street.

Located in the heart of Port Kells industrial area of Surrey, with direct access to the 192nd on-ramp at Highway 1. Built in 1981 with 18' clear ceiling height in the warehouse with dock and grade level loading doors. In addition to the reception area, kitchenette & lunchroom, there are six (6) offices located on the second floor of the unit.

Civic Address	Unit A - 19214 94 Avenue, Surrey		
Zoning	IL: Light Impact Industrial		
Unit Breakdown*	Warehouse	4,424 SF	
	Second Floor Office	2,389 SF	
	Total	6,813 SF	
Power	3-Phase, 225 Amp/208 Volt		
Lease Rate	\$18.95 per SF		
Additional Rent	\$5.00 per SF (2026 est.)		
Availability	Immediate		

* All areas are approximate and to be verified by the Tenant



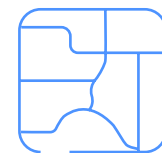
Features



Forced air heating in warehouse & HVAC throughout office



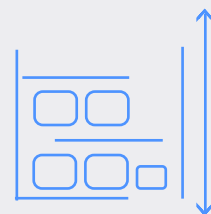
One (1) grade (12'x16') & one (1) dock (12'x16') loading door



Flexible IL - Light Impact Industrial zoning



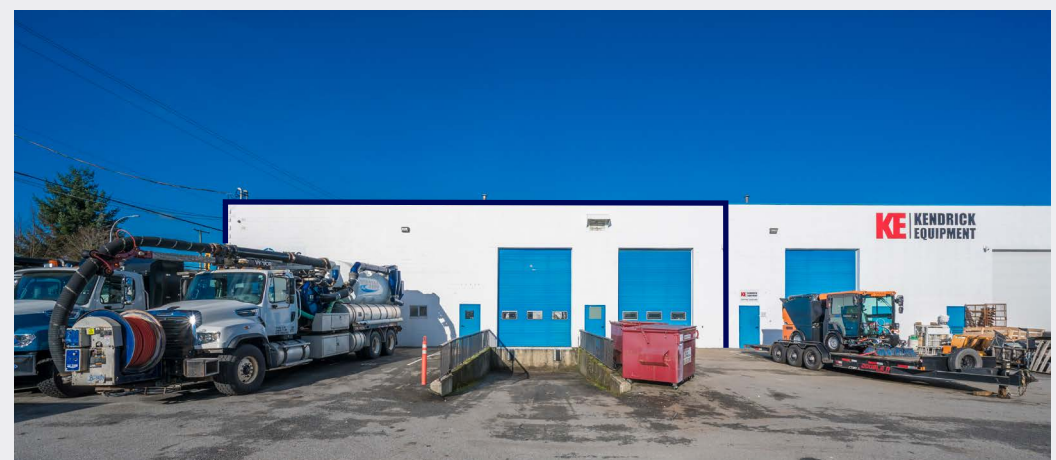
Kitchenette & lunchroom



18' Clear ceiling height



Direct access to 192nd Street on-ramp at Highway 1



An aerial photograph of an industrial district in Vancouver, British Columbia. The foreground and middle ground are filled with numerous industrial buildings, warehouses, and parking lots. A major road, likely the Fraser Highway, runs diagonally through the scene. In the background, the Fraser River flows, with the Burrard Bridge visible. Beyond the river, the city of Vancouver is visible, and in the far distance, the snow-capped peaks of the Coast Range mountains rise against a blue sky with scattered clouds. The Colliers logo is positioned in the top right corner.

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