

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

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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.



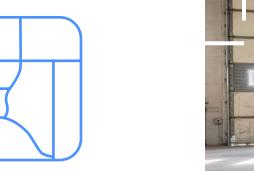
Features



Forced air heating in warehouse & HVAC throughout office



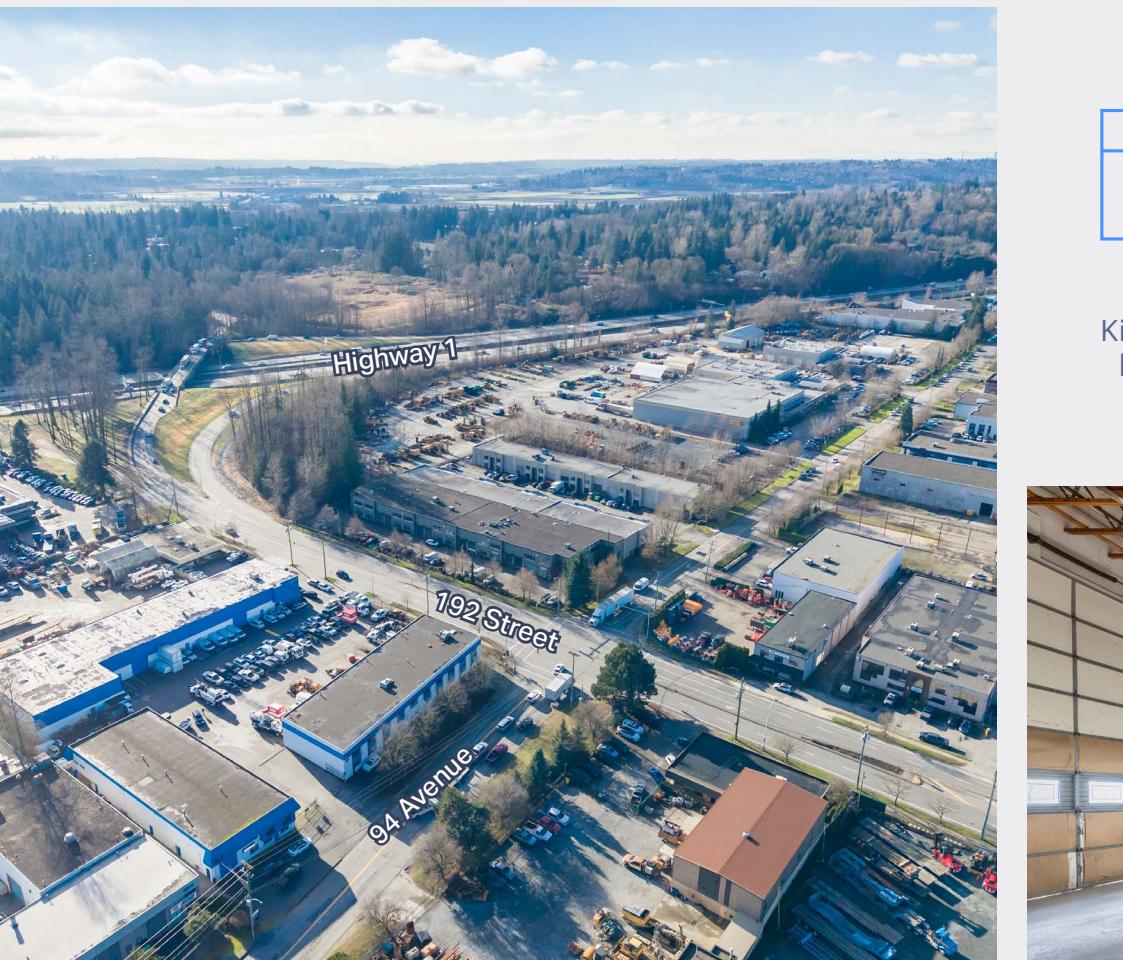
One (1) grade (12'x16') & one (1) dock (12'x16') loading door



Flexible IL - Light Impact Industrial zoning



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



Kitchenette & lunchroom



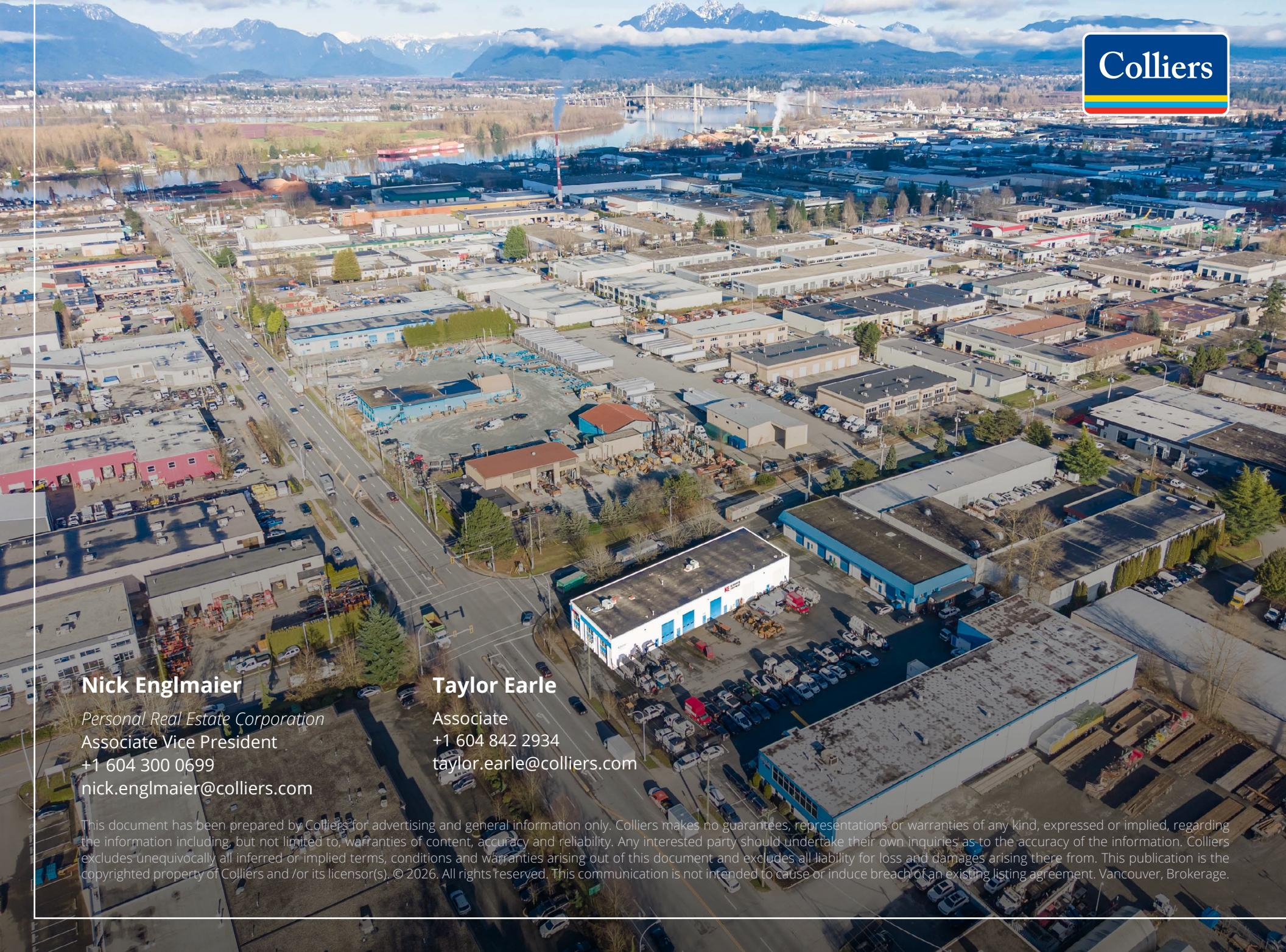
18' Clear ceiling height



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



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



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