

FOR LEASE | INDUSTRIAL  
**BUILDING F - 18788 96<sup>TH</sup> AVENUE**  
SURREY, BC



- ▶ **Freestanding Industrial Facility Offering 40,000 to 97,430 SF**
- ▶ **Strategically Situated in Port Kells**

**Location**

The subject property is strategically located in the Golden Ears Industrial Centre, close to the 200<sup>th</sup> Street, 192<sup>nd</sup> Street, and Highway 15 access points to the Trans-Canada Highway. The complex consists of five buildings totaling approximately 300,000 square feet. The property is on the south side of 96<sup>th</sup> Avenue in the sought-after Port Kells industrial area, which is a major industrial node within Metro Vancouver.

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## Zoning

IL (Light Impact Industrial) allows for a wide variety of uses including manufacturing, distribution, storage and more. A full copy of the bylaw will be furnished upon request.

## Features

- ▶ New roof (2022)
- ▶ T5 fluorescent lighting
- ▶ Natural gas unit heating and radiant tube heating
- ▶ Tastefully appointed office space
- ▶ Kitchenette
- ▶ Multiple washrooms
- ▶ Secured gated entry to complex
- ▶ 3 dock (D) and 8 grade (G) doors
- ▶ 20' clear ceilings
- ▶ Fully sprinklered

## Available Space

|                     | OPTION A  | OPTION B  | COMBINED  |
|---------------------|-----------|-----------|-----------|
| Warehouse           | 46,960 SF | 40,000 SF | 86,930 SF |
| Ground floor office | 3,000 SF  | –         | 3,000 SF  |
| Second floor office | 7,500 SF  | –         | 7,500 SF  |
| Total               | 57,430 SF | 40,000 SF | 97,430 SF |
| Loading             | 3D, 4G    | 4G        | 3D, 8G    |

## Basic Rent

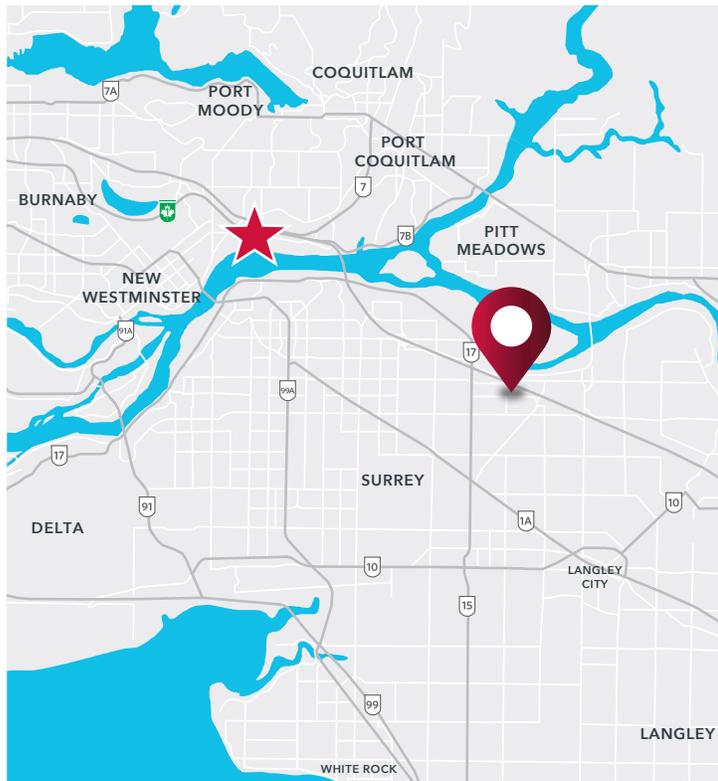
Contact Broker

## Additional Rent

\$3.80 PSF (2025 estimate) including management fee

## Availability

May 1<sup>st</sup>, 2026



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