

**165 - 19358 96TH AVENUE, SURREY**  
INDUSTRIAL SPACE AT THE CENTRE ON 96TH

FOR  
**SUBLEASE**



**WILLIAM | WRIGHT**

**SAM REPCHUK**  
sam@williamwright.ca  
604.428.5255



## OVERVIEW

The Centre on 96th is a professionally managed industrial complex by Wesgroup, offering 150,000 square feet of small bay warehouse space across five buildings. This property boasts excellent access and high visibility from 96th Avenue, making it an ideal location for a variety of light industrial uses. Unit 165 features a practical rear load and front office configuration, complemented by the updated office and newly installed LED lighting. The centre also provides ample parking, making it convenient for tenants and visitors.

## PROPERTY HIGHLIGHTS



Grade Loading (12x14)



100 Amps Power



LED Lighting



822 SF Mezzanine Office





## FOR LEASE

165-19358 96TH AVENUE,  
VANCOUVER

### SIZE

+/- 2,892 SQFT

### BASIC RENT

\$18.50/FT

### PARKING

3 Stalls

### ADDITIONAL RENT

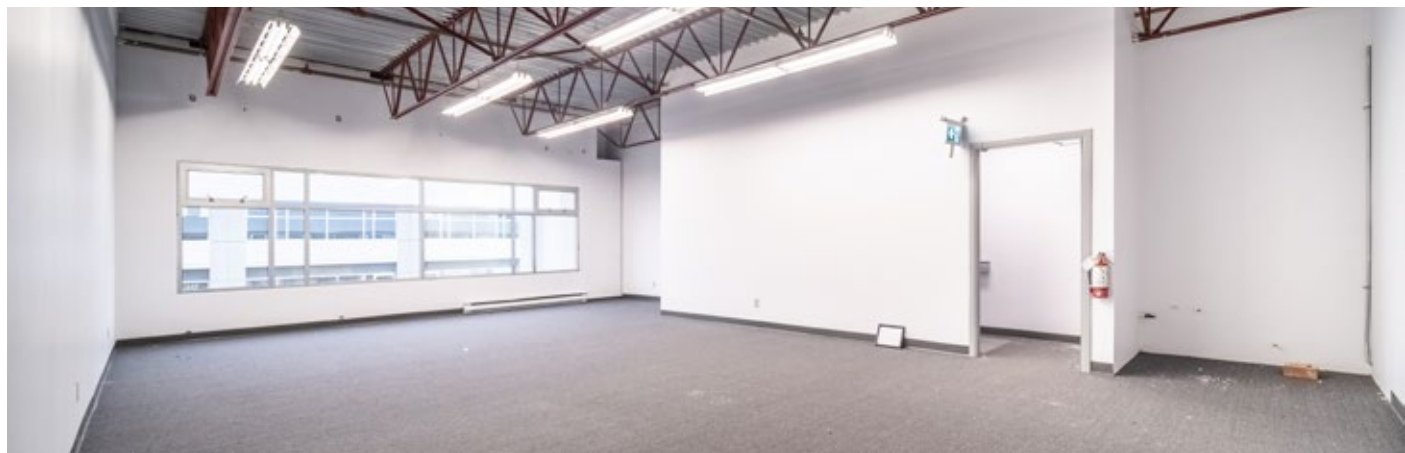
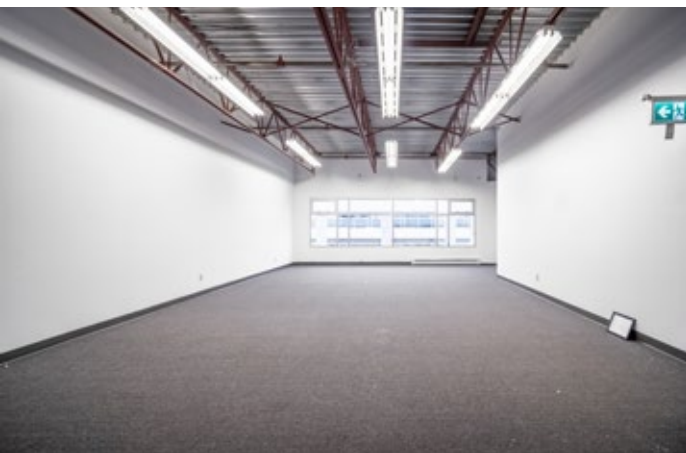
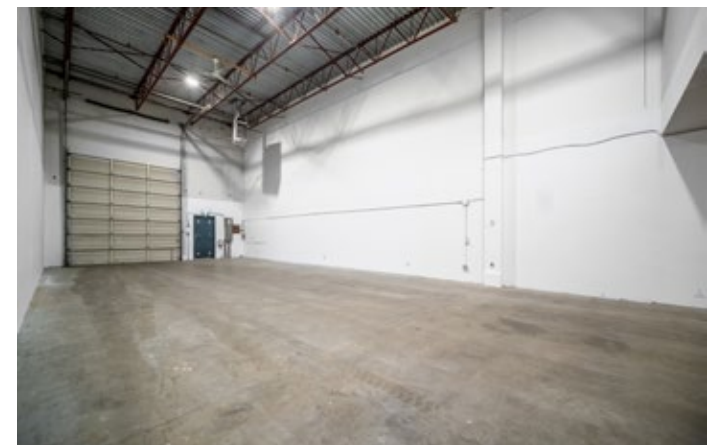
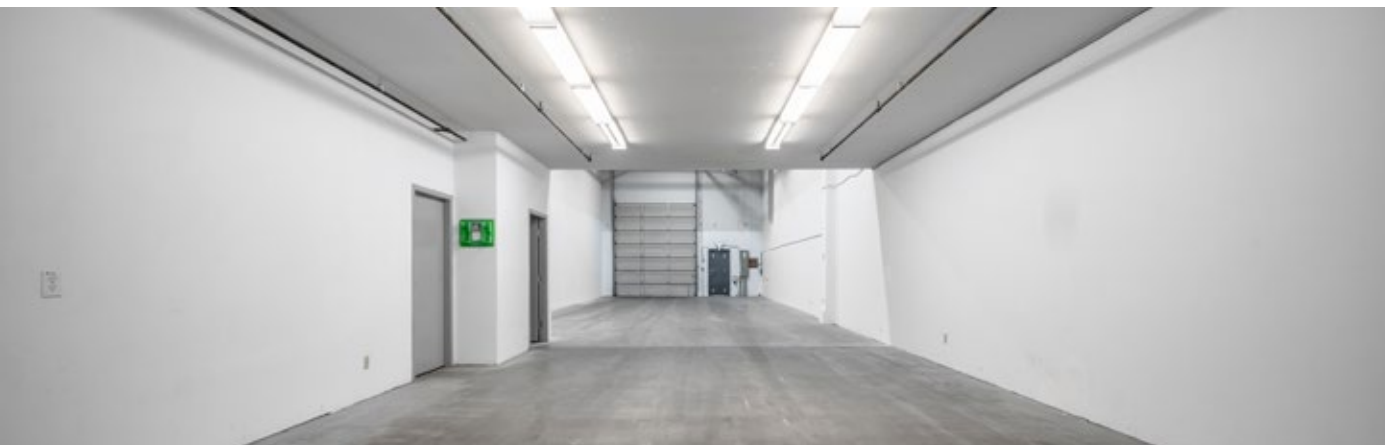
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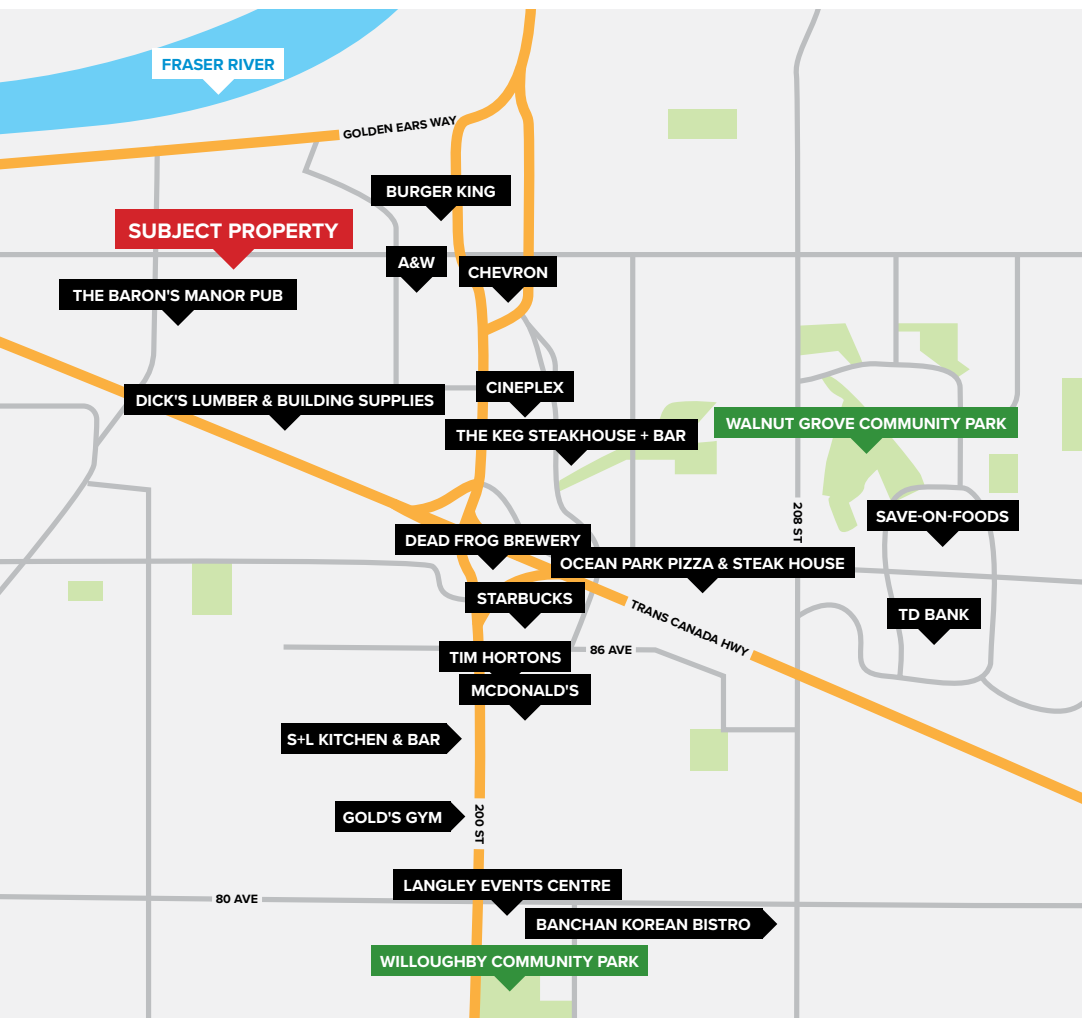
### ZONING

IL - Light Impact  
Industrial

### LEASE EXPIRY

May 31st, 2026





## LOCATION

This strategically positioned and professionally managed property is ideal for businesses seeking quality warehouse space in the heart of Port Kells. It offers easy access to key routes such as Highway 1, 200th Street, and the Golden Ears Bridge, ensuring convenient connectivity to the surrounding Fraser Valley and Metro Vancouver areas.

## FOR MORE INFORMATION CONTACT

**SAM REPCHUK**  
[sam@williamwright.ca](mailto:sam@williamwright.ca)  
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