



Colliers



For Lease

UNITS 2 & 15 18812 96 AVENUE, SURREY

Chris Brewster
Executive Vice President
Personal Real Estate Corporation
1 778 808 8863
chris.brewster@colliers.com

Opportunity

Opportunity to lease warehouse space, with office, in a multi-tenant industrial facility in the heart of Port Kells, Surrey. Westmorland Business Centre includes four separate buildings totaling 37,788 SF with front office and rear loading design.

Westmorland Business Centre is located in the heart of Port Kells on the southwest corner of 96th Avenue and 189th Street in Surrey. Port Kells is one of the most sought after industrial areas in Metro Vancouver, serving as an industrial hub for the Lower Mainland, primarily due to its accessibility to all areas of Metro Vancouver via the Trans Canada Highway.

Zoning

IL (Light Industrial Zoning) - allows for a wide range of industrial uses including warehousing, light manufacturing and ancillary office uses.

	Unit 2	Unit 15
Area Breakdown	Warehouse 923 SF Office 252 SF	Warehouse 1,200 SF Office 300 SF
	Total 1,175 SF	Total 1,500 SF
Availability	Immediate	April 1, 2026
Basic Rent	\$2,500 per month	\$3,125 per month
Additional Rent	\$902 per month	\$1,152 per month



Features

- Ample on-site parking
- Corner location with multiple access/egress points on 96th Ave
- Clean, well maintained business park environment
- Exposure to 96th Avenue
- Efficient connectivity with Highway 1

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