



Colliers

Unit 2

Unit 15

For Lease

UNITS 2 & 15 18812 96 AVENUE, SURREY

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Personal Real Estate Corporation

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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.

Area Breakdown	Unit 2		Unit 15	
	Warehouse	923 SF	Warehouse	1,200 SF
	Office	252 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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