

FOR SALE
Unit Pricing Starting at \$565 PSF



**ONE
NINE
TWO** BUSINESS CENTRE

MARKETED BY

Colliers

Where Location Meets Innovation

9688 & 9690 192nd Street, Surrey, BC

DEVELOPED BY

Beedie/



STEP INTO OPPORTUNITY

Introducing One Nine Two Business Centre - Beedie's newest industrial complex in Port Kells. This cutting-edge facility offers units ranging from **10,735 SF** to **50,835 SF**, starting at **\$565 PSF** all built with Beedie's best-in-class specifications. With a total area spanning **72,420 SF** across two buildings, One Nine Two represents a significant addition to Metro Vancouver's industrial sector.

With diverse functionality in mind, each unit features towering 32' clear ceilings, which allows for smooth operations and maximizes vertical storage capacity. Every unit is equipped with both dock and grade loading, making it versatile and capable of catering to a wide range of business requirements. The building's innovative design and strategic positioning make it more than just a physical space - it represents infrastructure and calculated connectivity.



ZONING

Light Impact Industrial



COMPLETION DATE

Ready for Occupancy



UNIT RANGE

10,735 SF – 50,835 SF



72,420 SF

Across 2 buildings



Seamlessly connected to
HWY 1, 7, SFPR



PRICING

From \$565 PSF



LOCATION MADE EASY

One of the most compelling aspects of this innovative complex is its strategic location. Positioned in the centre of Port Kells, purchasers will benefit from immediate access to key transportation routes, including Highway 1, 7, and the SFPR. This unmatched connectivity seamlessly integrates businesses with Metro Vancouver, the Fraser Valley, and beyond.

1 MINUTE
TO HIGHWAY 1

36 MINUTES
TO YVR INT'L AIRPORT

40 MINUTES
TO US BORDER



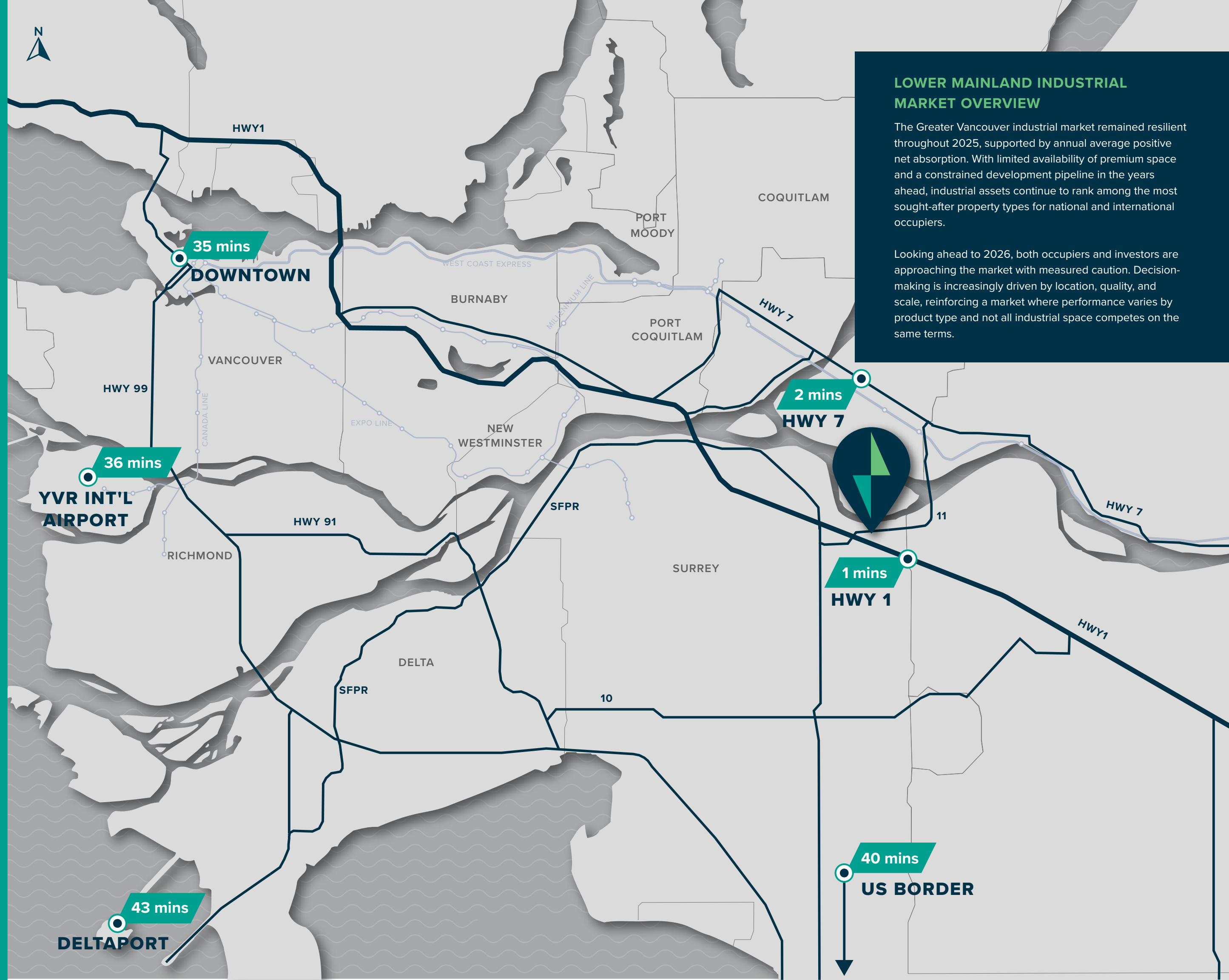
AN ABUNDANCE OF AMENITIES

One Nine Two Business Centre offers unbeatable access to amenities such as Meadowtown, Guildford, Golden Ears, and Willowbrook Shopping Centres, ensuring your business flourishes in a lively environment. Discover an array of dining options and conveniently located hotels for your esteemed clients to make the most of their visit. Additionally, Surrey offers a variety of recreational activities and cultural attractions, making it an ideal destination for both work and leisure.



PUBLIC TRANSPORTATION

Commuting is effortless when you take advantage of nearby bus stops with extensive routes and efficient Skytrain connections to neighbouring cities.



LOWER MAINLAND INDUSTRIAL MARKET OVERVIEW

The Greater Vancouver industrial market remained resilient throughout 2025, supported by annual average positive net absorption. With limited availability of premium space and a constrained development pipeline in the years ahead, industrial assets continue to rank among the most sought-after property types for national and international occupiers.

Looking ahead to 2026, both occupiers and investors are approaching the market with measured caution. Decision-making is increasingly driven by location, quality, and scale, reinforcing a market where performance varies by product type and not all industrial space competes on the same terms.

KEY FEATURES & UNIT BREAKDOWN

CONSTRUCTION

Insulated concrete tilt-up panels

DOCK & GRADE

Two (2) dock & one (1) grade loading per unit

ELECTRICAL SERVICE

200 amps at 347/600 volt dedicated service per unit

MEZZANINE

Concrete, complete with guard rail & 100 lbs/SF floor load capacity

SPRINKLERS

ESFR sprinkler system

CEILING HEIGHT

Warehouse: 32' clear
Mezzanine: 11' clear

FLOOR LOAD

700 lbs/SF warehouse floor load capacity

LIGHTING

High efficiency LED

SKYLIGHTS

Two (2) 6'x6' warehouse skylights per unit

RECIRCULATION FANS

Ceiling fans

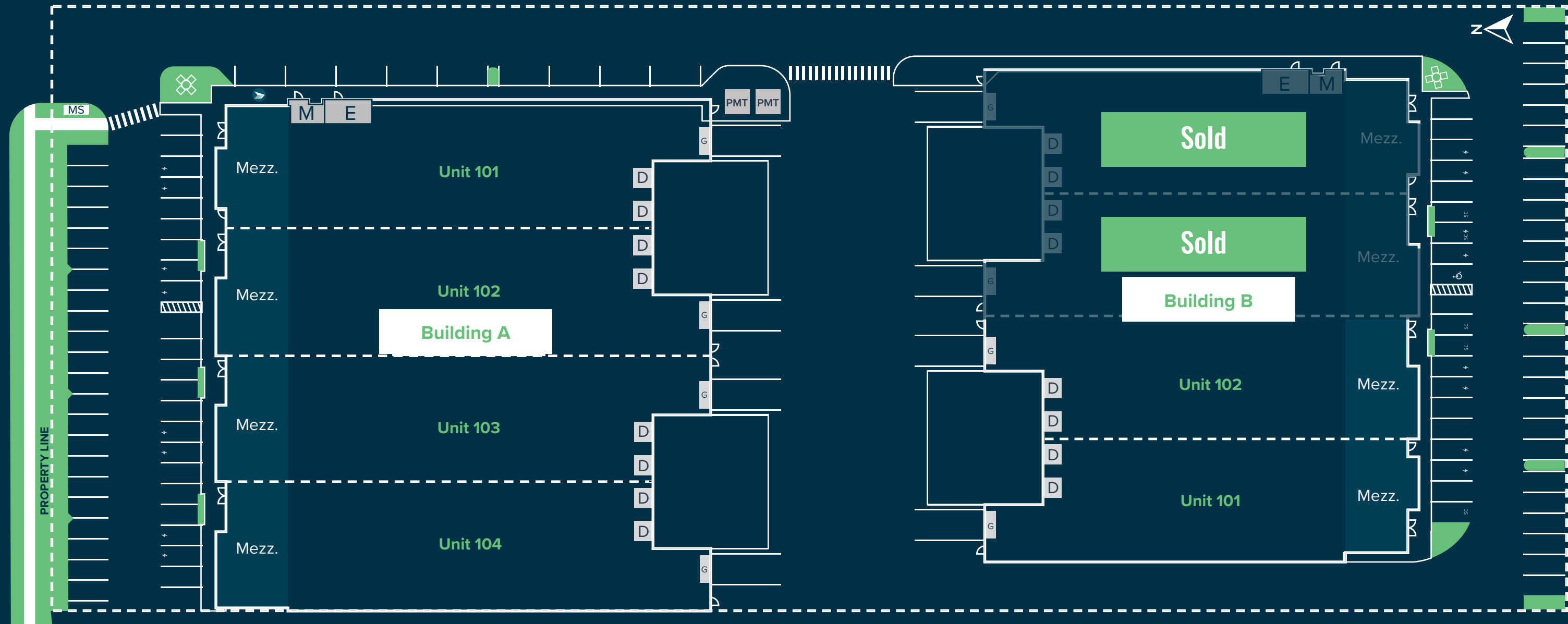
PARKING

Ample on site vehicle parking & truck maneuvering room

SERVICE PLUS

12-month warranty on all material and workmanship defects from the date of substantial completion

Beedie's spec package sets the standard in industrial development, offering superior quality and features.



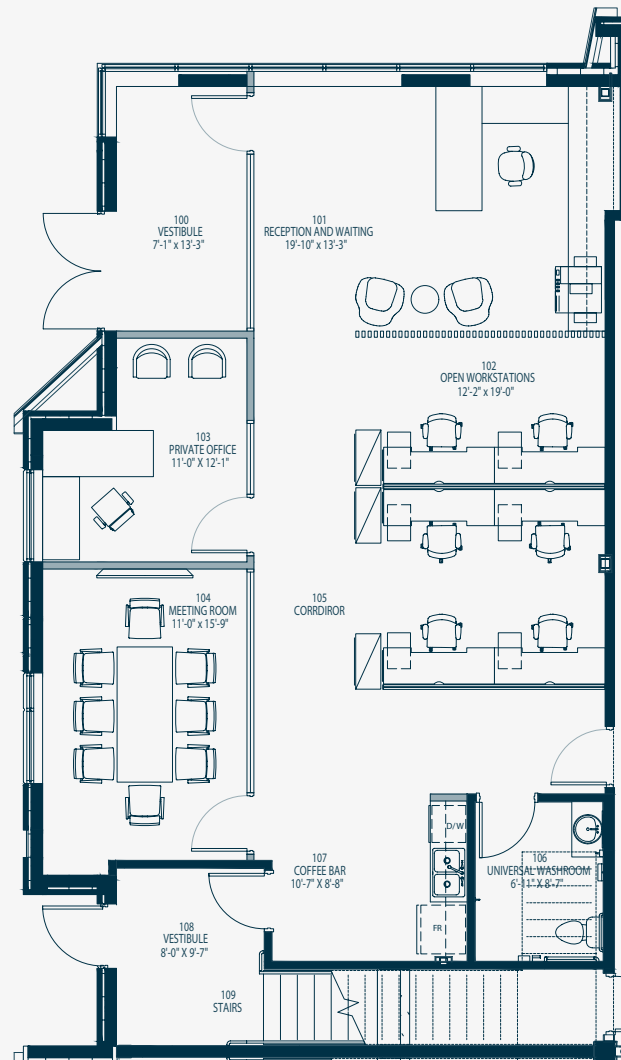
Building A | 9688 192nd Street

Unit	Warehouse SF	Mezz SF	Total SF	PSF	Parking
101	10,720	1,668	12,388		13
102	11,070	1,710	12,780	\$575	14
Total			44,053	6,784	50,837

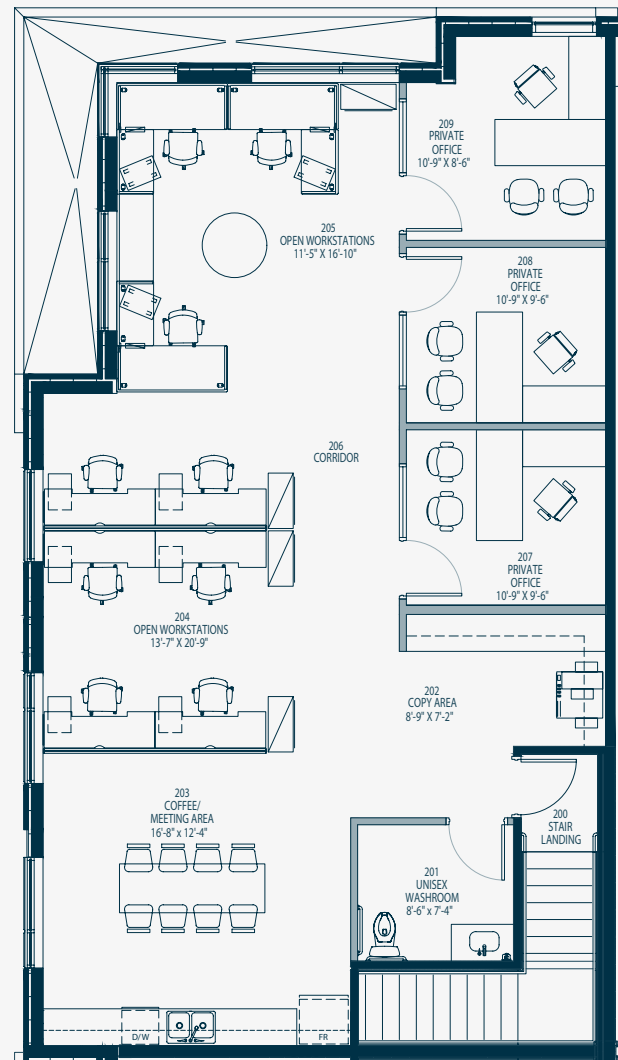
Building B | 9690 192nd Street

Unit	Warehouse SF	Mezz SF	Total SF	PSF	Parking
101	9,198	1,538	10,736	\$565	12
102	9,203	1,644	10,847	\$565	11
Total			36,394	6,402	42,796

POTENTIAL OFFICE LAYOUTS



Ground Floor



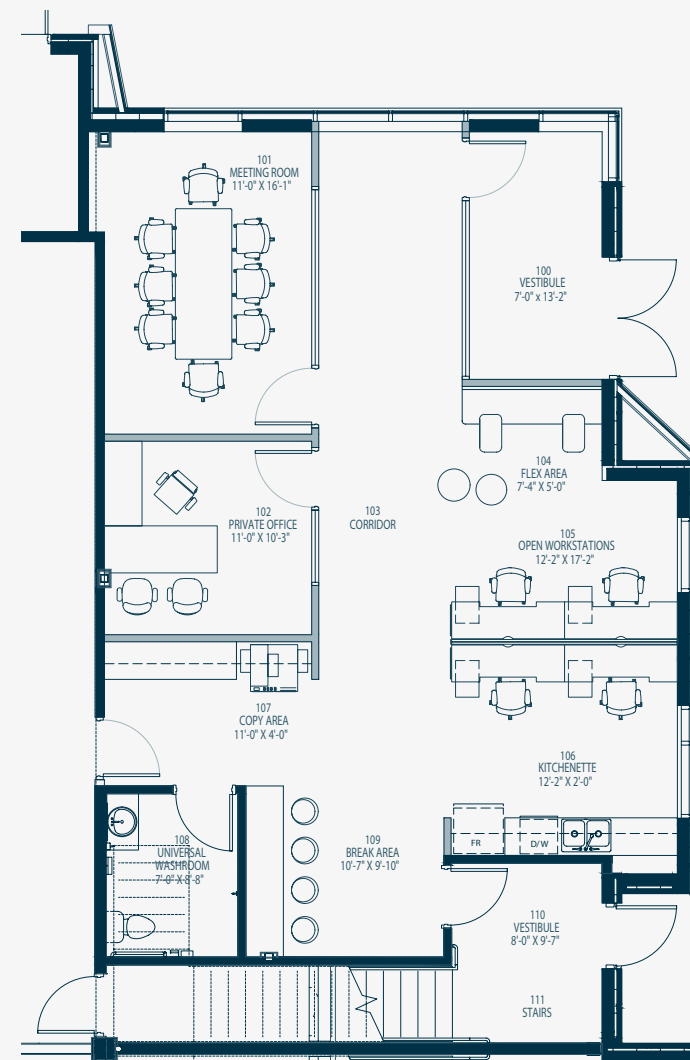
Mezzanine

BUILDING A

Unit 101

Office

Ground Floor: 1,410 SF
 Mezzanine: 1,542 SF
 Total: 2,952 SF



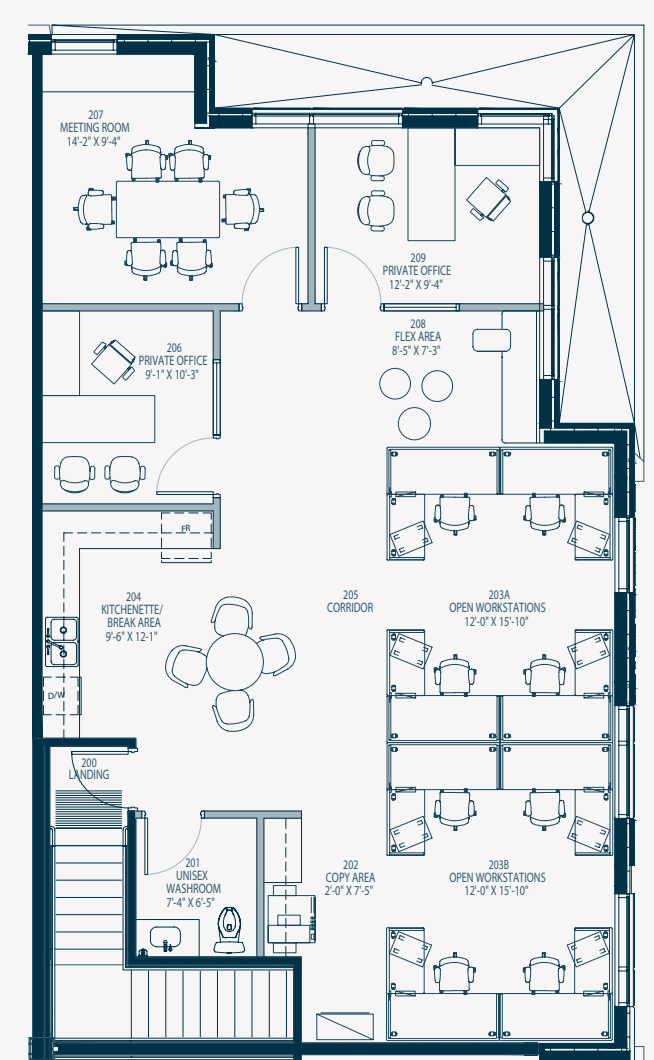
Ground Floor

BUILDING B

Unit 104

Office

Ground Floor: 1,300 SF
 Mezzanine: 1,441 SF
 Total: 2,741 SF



Mezzanine

CONTACT

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DEVELOPED BY

Beedie Built for good

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