

**PRICING STARTING
FROM \$650 PSF!**



Port ___
Kells
___ West

BRAND NEW INDUSTRIAL STRATA UNITS FOR SALE

The only ownership opportunity in popular Port Kells



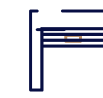
PORT KELLS WEST

9685 190th Street, 9755 190th Street
& 18980 98th Avenue, Surrey BC

Comprised of three state-of-the-art buildings, Port Kells West offers businesses and investors a remarkable opportunity to own brand-new industrial development in Surrey's most coveted industrial node, Port Kells.

With premium industrial strata units ranging from 6,900 SF - 18,000 SF starting at **\$650 PSF**, Port Kells West features best-in-class specifications including structural steel mezzanine, high ceiling heights, dock and grade loading, and more. **TI permits have been submitted, which will pass immediate time savings and expedited occupancy onto purchasers.**

With a variety of unit sizes available to suit nearly every type of business, Port Kells West provides everything you need to position your company for success.



8 UNITS AVAILABLE
6,900 SF - 18,000 SF



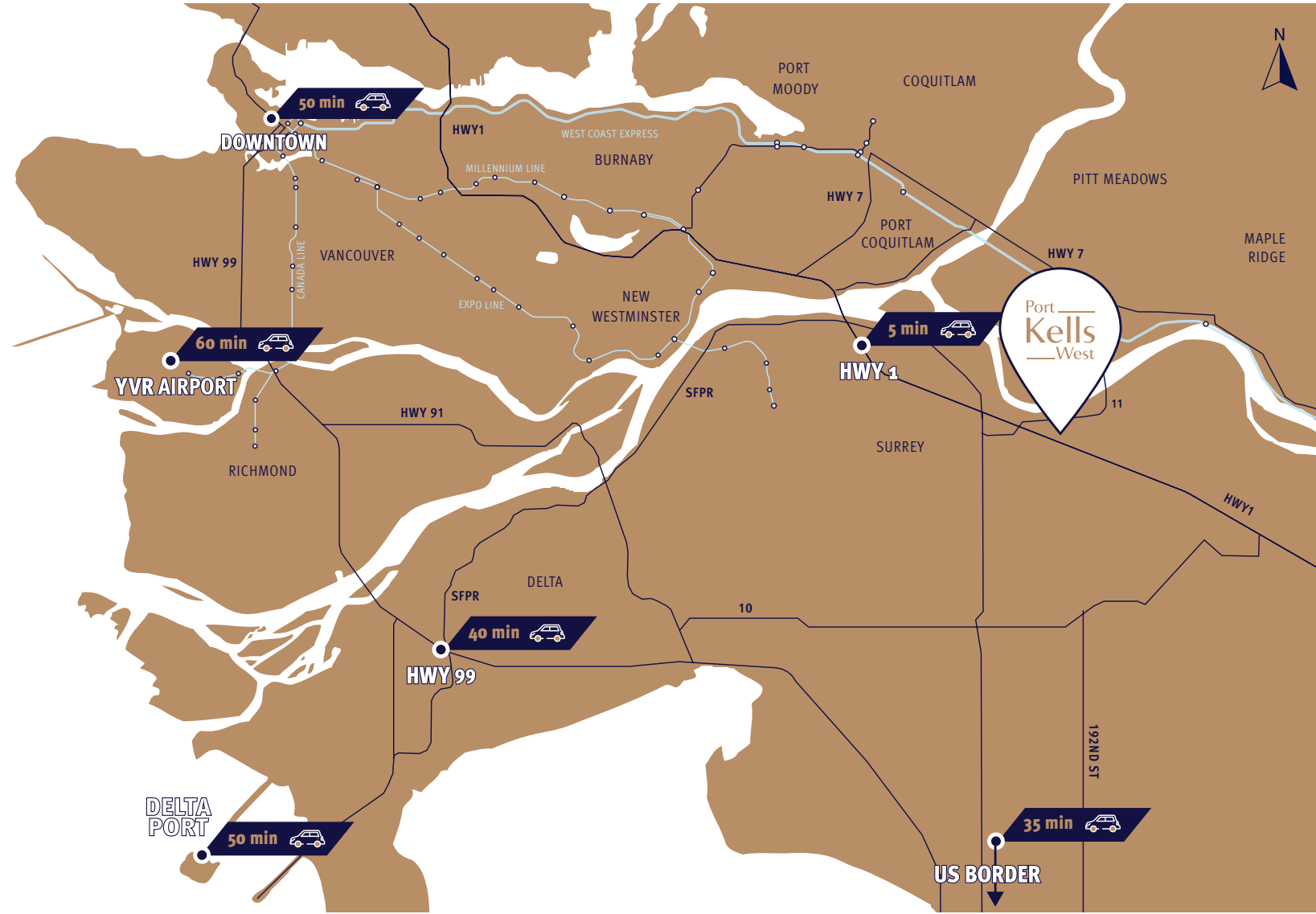
TI PERMITS
Submitted



ZONING
IL - Light Impact
Industrial



COMPLETION
Q2 2023



Port Kells West is situated in arguably the most sought-after industrial hub in Metro Vancouver. The Port Kells industrial area is instantly accessible from Highway 1 via both 192nd Street and 200th Street interchanges. Golden Ears Way flows east-west along the Fraser River, connecting the area to both the Golden Ears Bridge and the South Fraser Perimeter Road.

Port Kells West is specifically located on the west side of 190th Street, directly north of 96th Avenue — the major connector route through Port Kells and Northwest Langley. Amenities are within walking distance at 200th Street and transit is readily available along 96th street. This location is considered premium in the Fraser Valley and cannot be beat.

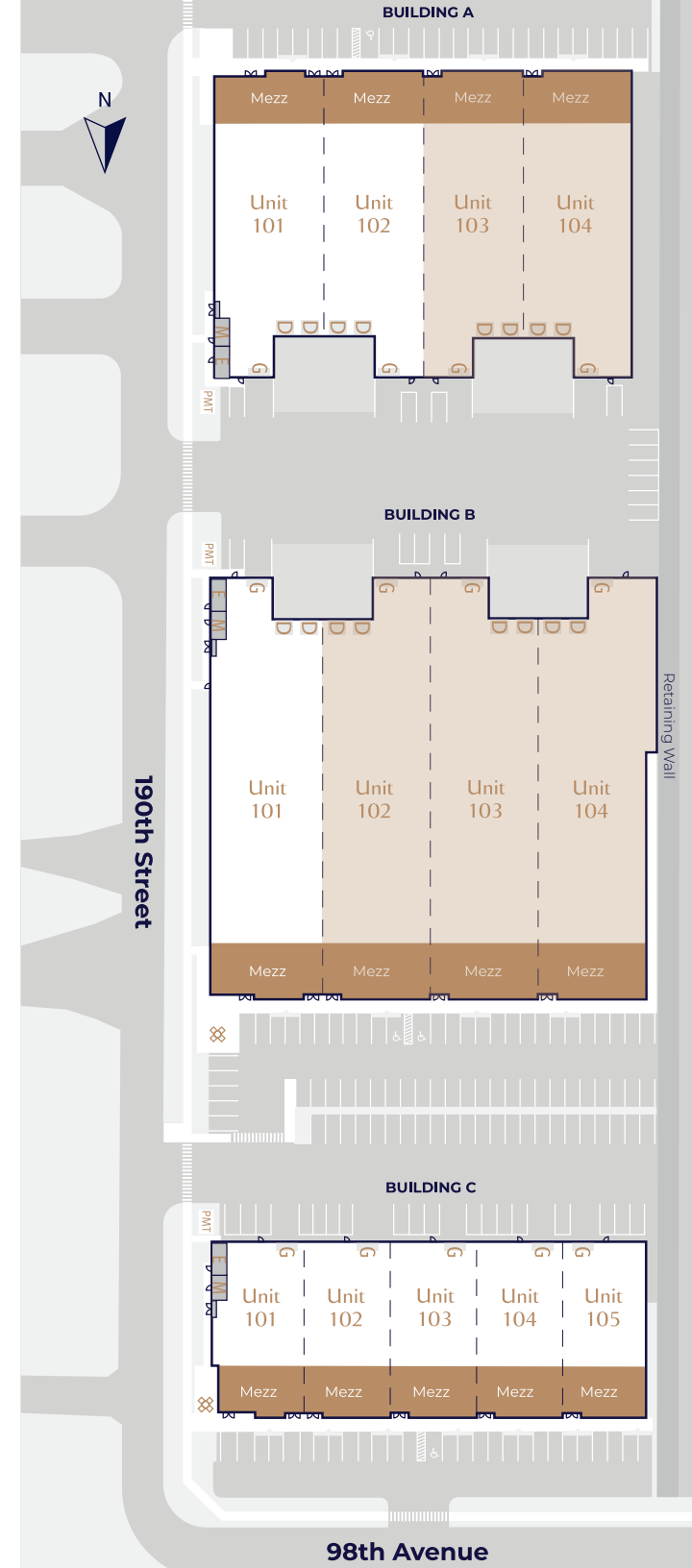
 <p>CONSTRUCTION Pre-cast concrete</p>	 <p>CEILING HEIGHT Bldg A & B: 32' clear Bldg C: 24' clear</p>	 <p>LOADING Dock & grade loading</p>	 <p>POWER Bldg A & B: 1,600 amps at 347/600 volt; Bldg C: 1,200 at 347/600 volts dedicated service to the building</p>
 <p>MEZZANINE Structural steel with design loads to 100 lbs PSF</p>	 <p>LIGHTING High efficiency LED fixtures</p>	 <p>SKYLIGHTS Warehouse skylights</p>	 <p>INTERIOR WALLS Painted interior walls for greater illumination</p>
 <p>SPRINKLERS ESFR sprinkler system</p>	 <p>FLOOR LOAD Bldg A & B: 700 lbs PSF; Bldg C: 500 lbs PSF warehouse floor load capacity</p>	 <p>HEATERS Gas-fired unit heaters</p>	 <p>RECIRCULATION FANS Ceiling fans located near loading doors</p>
 <p>EV PARKING Rough-in for future EV capability</p>	 <p>TURNKEY OFFICE Complete & custom build-out options available</p>	 <p>TELECOMS Fibre optic cable will be brought to the service room & distributed to each unit by TELUS</p>	 <p>SERVICE PLUS 12-month warranty on all material and workmanship defects from the date of substantial completion</p>

BLDG A	Footprint SF	Mezzanine SF	Total SF	Price/SF*	Loading	Parking Stalls
Unit 101	11,032	2,030	13,062	-	2 D, 1 G	16
Unit 102	10,318	1,912	12,230	-	2 D, 1 G	15
Unit 103			SOLD			
Unit 104			SOLD			

BLDG B	Footprint SF	Mezzanine SF	Total SF	Price/SF*	Loading	Parking Stalls
NEW RELEASE! Unit 101	15,919	2,178	18,097	\$675	2 D, 1 G	21
Unit 102			SOLD			
Unit 103			SOLD			
Unit 104			SOLD			

BLDG C	Footprint SF	Mezzanine SF	Total SF	Price/SF*	Loading	Parking Stalls
Unit 101	5,230	1,633	6,863	-	1 G	9
Unit 102	5,479	1,724	7,203	-	1 G	9
NEW RELEASE! Unit 103	5,479	1,724	7,203	\$650	1 G	9
Unit 104	5,479	1,724	7,203	-	1 G	9
Unit 105	5,267	1,656	6,923	-	1 G	9

* Prices subject to change without notice. Please contact our listing team for unpriced units.



LEGEND

- D = Dock Doors
- M = Mechanical Room
- G = Grade Doors
- E = Electrical Room
- PMT = Pad Mounted Transformer
- Mezz = Mezzanine
- ⊗ = Amenity Space
- ☐ = Mailbox
- = Sold/Under Contract





Thirty8 Avenue Business Centre, Surrey



OWNING YOUR BUSINESS REAL ESTATE

Owning industrial real estate and operating your business out of that space provides the added benefit of building equity instead of paying for a lease. Metro Vancouver and the Fraser Valley have always been, and will continue to be low-vacancy industrial regions due to geographic land constraints and rising consumer demand.

Lock in the value of a brand new strata warehouse facility and benefit your business for the future.



Owning your company's real estate provides flexible exit strategies for business owners.

1. Selling your business & retaining an income producing real estate asset.
2. Selling your facility (and potentially leasing back the facility) for a substantial cash infusion.
3. Selling both your business & the facility together.

METRO VANCOUVER'S INDUSTRIAL STATISTICS Q4 2022*

0.2%
Metro Vancouver
Industrial Vacancy

928K SF
Absorption

100%+
Average PSF growth
in strata unit value in
Surrey | 2020-2022

**Statistics courtesy of Colliers Industrial Market Report, Q4 2022*



Demand for industrial space is at an all-time high



Vacancy continues to set new record lows



High demand paired with low supply has led to skyrocketing lease rates and steep competition for space



Eliminate the risk of increasing leasing costs



Industrial real estate in Surrey is considered a low risk investment



Interest rates continue to be extremely low



Population continues to grow and consumer demand is steadily increasing



DEVELOPED BY

Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers having completed more than 35 million square feet of new development. Beedie's integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship-building enables Beedie to deliver projects that drive commercial value.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

Beedie.ca

MARKETED BY



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For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management.

Collierscanada.com



Port
Kells
West

CONTACT

CHRIS MORRISON
Personal Real Estate Corporation
Executive Vice President, Industrial
604 661 0875
chris.morrison@colliers.com

VITO DECICCO
Personal Real Estate Corporation
Senior Vice President
604 661 0830
vito.decicco@colliers.com

ADAM MITCHELL
Personal Real Estate Corporation
Vice President, Industrial
778 229 9200
adam.mitchell@colliers.com

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