

FOR LEASE | INDUSTRIAL
BUILDING F - 18788 96TH AVENUE
SURREY, BC

LEASE INCENTIVES



- ▶ **Freestanding Industrial Facility Offering 40,000 to 97,430 SF**
- ▶ **Strategically Situated in Port Kells**

Location

The subject property is strategically located in the Golden Ears Industrial Centre, close to the 200th Street, 192nd Street, and Highway 15 access points to the Trans-Canada Highway. The complex consists of five buildings totaling approximately 300,000 square feet. The property is on the south side of 96th Avenue in the sought-after Port Kells industrial area, which is a major industrial node within Metro Vancouver.

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

FOR LEASE | INDUSTRIAL BUILDING F - 18788 96TH AVENUE SURREY, BC

Zoning

IL (Light Impact Industrial) allows for a wide variety of uses including manufacturing, distribution, storage and more. A full copy of the bylaw will be furnished upon request.

Features

- ▶ New roof (2022)
- ▶ T5 fluorescent lighting
- ▶ Natural gas unit heating and radiant tube heating
- ▶ Tastefully appointed office space
- ▶ Kitchenette
- ▶ Multiple washrooms
- ▶ Secured gated entry to complex
- ▶ 3 dock (D) and 8 grade (G) doors
- ▶ 20' clear ceilings
- ▶ Fully sprinklered

Available Space

	OPTION A	OPTION B	COMBINED
Warehouse	46,960 SF	40,000 SF	86,930 SF
Ground floor office	3,000 SF	–	3,000 SF
Second floor office	7,500 SF	–	7,500 SF
Total	57,430 SF	40,000 SF	97,430 SF
Loading	3D, 4G	4G	3D, 8G

Basic Rent

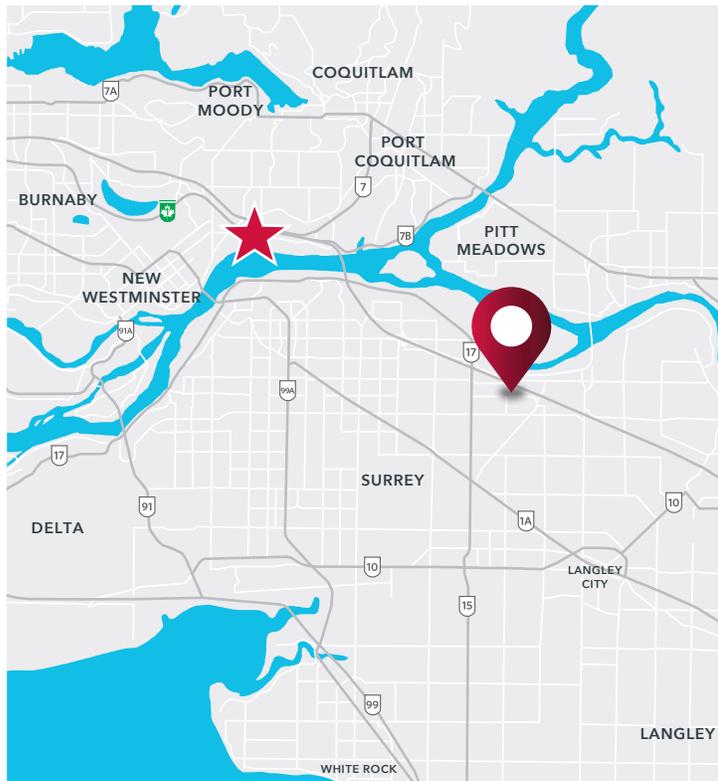
Contact Broker

Additional Rent

\$3.25 PSF per annum (2024 estimate) plus 5% management fee

Availability

Contact Broker



Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation

Senior Vice President | Industrial

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com