

# For Lease

Colliers



**Units 101-103 9710 187 Street, Surrey**

**9,980 SF** of Industrial Warehouse  
with Office Space in Port Kells

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# Opportunity

Colliers is pleased to present the opportunity to lease 9,980 SF of fully renovated warehouse and office space, now available for immediate occupancy. The units are situated within a professionally managed complex and benefits from IL zoning, which accommodates a wide range of industrial uses.

Strategically located in Port Kells, one of the most sought-after industrial areas in the Lower Mainland, the property offers convenient access to Highway 1, the Golden Ears Bridge, and the US border. The surrounding area is home to a broad mix of complementary businesses and services, making it an ideal location for a variety of operations.

Port Kells and the broader Northwest Langley industrial area serve as a key logistics and distribution hub for the region and continue to attract a strong and diverse mix of industrial users.

# Salient Facts

<b>Civic Address</b>	Units 101-103 9710 187 Street, Surrey	
<b>Area Breakdown*</b>	Warehouse	7,170 SF
	First Floor Office	2,155 SF
	Second Floor Office	655 SF
	<b>Total</b>	<b>9,980 SF</b>
<b>Zoning</b>	<a href="#">IL Light Impact Industrial</a>	
<b>Lease Rate</b>	Contact Listing Agents	
<b>Additional Rent</b>	\$4.94 per SF + 5% management fee (2026)	
<b>Loading</b>	Three (3) grade loading doors	
<b>Ceiling Height</b>	22' clear	
<b>Availability</b>	Immediate	
<b>Features</b>	<ul style="list-style-type: none"><li>• Six (6) washrooms</li><li>• Three (3) radiant overhead heaters</li><li>• Freshly painted/renovated warehouse</li><li>• Three (3) 120/208 volt, 200 amp panels, 3-phase</li><li>• Fully renovated office space</li></ul>	

*\*Areas are approximate and to be verified by the tenant.*



The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

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