

**AVISON
YOUNG**

For Sublease

9255 194th Street
Surrey, BC



74,002 sf improved warehouse facility with newly renovated office space. Excellent Highway 1 access plus dock and oversized grade loading.

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**Michael Farrell Personal Real Estate Corporation*

Property details

SIZE

Warehouse	71,082 sf
Office	2,920 sf
Total	74,002 sf

* With an additional 2,822 sf of mezzanine space not included in the rentable area.

ZONING

IL Light Impact Industrial, permitting a wide range of industrial uses including but not limited to:

- Manufacturing
- Warehousing
- Wholesaling
- Distribution

AVAILABLE

September 1, 2026

EXPIRY

December 30, 2029

SUBLEASE RATE

Contact listing brokers

ADDITIONAL RENT

\$6.64 psf per annum (2026 estimate)

Opportunity

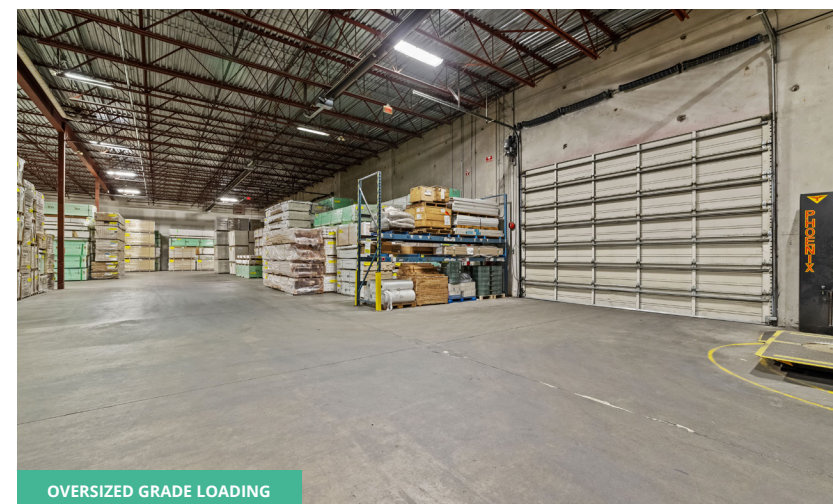
Avison Young is pleased to present a rare chance to sublease a well maintained, strategically located industrial unit in the heart of Port Kells. Ideal for diverse industrial uses, the unit offers move-in-ready space with excellent connectivity to key transportation corridors. Its central Fraser Valley location ensures convenience for employees and efficiency for logistics, making it a compelling option for businesses looking to optimize their operations.

Location

The property is located on the west side of 194th Street in central Port Kells, with strong exposure to the Trans-Canada Highway just to the south. Immediate highway access is provided via the 192nd Street interchange, while Golden Ears Way is only minutes north. This central Fraser Valley location is convenient for employees, with easy access to transit and nearby amenities. Recent infrastructure improvements, including the Golden Ears Bridge and the South Fraser Perimeter Road, have further enhanced connectivity, making the area highly efficient for both commuters and truck traffic. The property is just minutes from the South Fraser Perimeter Road, providing a faster connection to Delta Port.



22' CLEAR CEILINGS



OVERSIZED GRADE LOADING



FENCED AND SECURE YARD












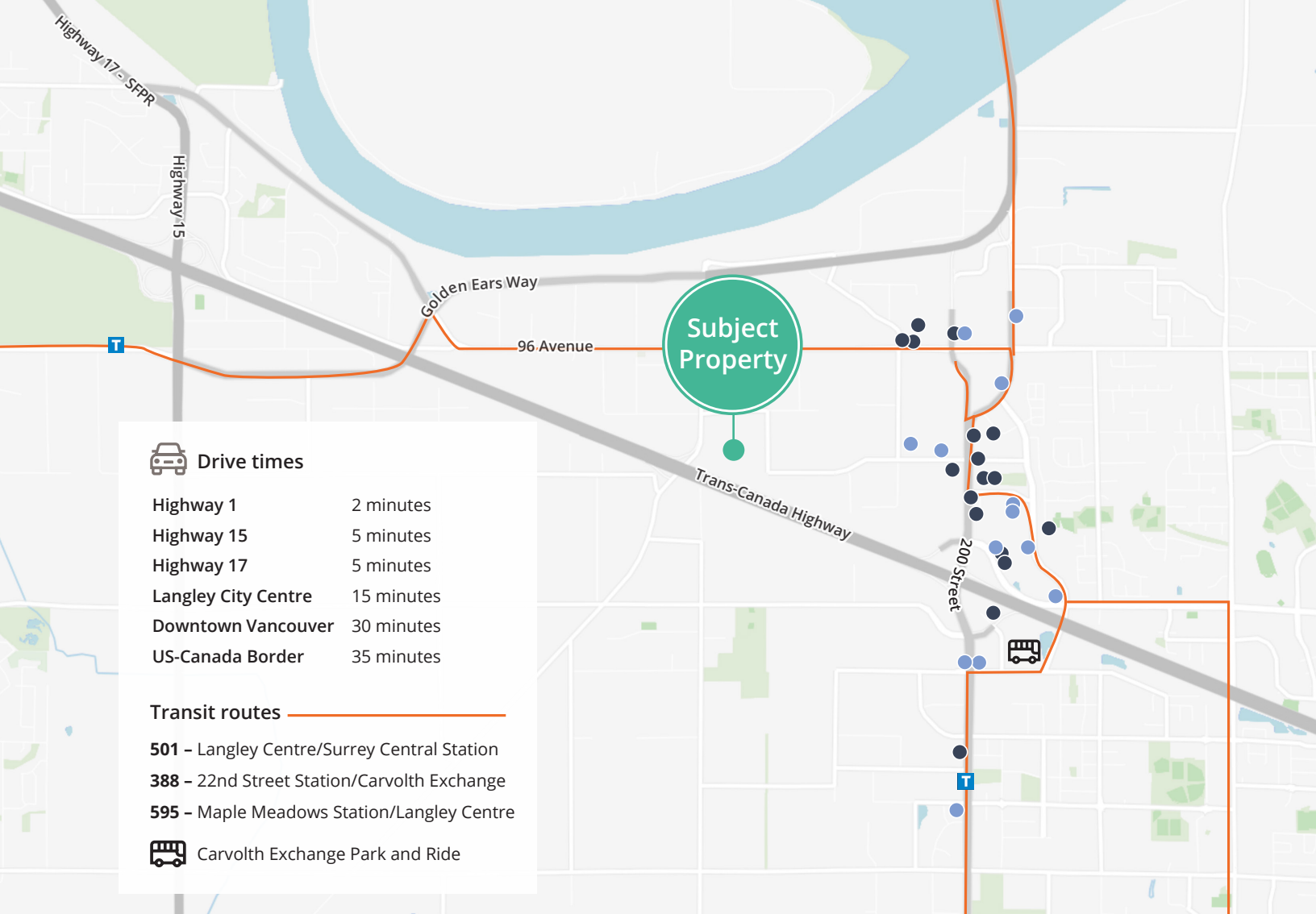
IMPROVED OFFICE AREA



EXPANSIVE LOADING AREA

Property highlights

-  Quality concrete tilt up construction
-  22' clear ceilings
-  Three phase electrical service. Up to 1,200 amps at 600 volts power service
-  One dock loading door with leveler, five oversized grade doors and two regular sized grade doors
-  Excellent column spacing
-  Fully sprinklered
-  Excellent truck access and maneuvering areas
-  Exterior dust containment unit can be made available
-  Newly renovated office space with three offices, a kitchen, boardroom and open area



Drive times

Highway 1	2 minutes
Highway 15	5 minutes
Highway 17	5 minutes
Langley City Centre	15 minutes
Downtown Vancouver	30 minutes
US-Canada Border	35 minutes

Transit routes

- 501 - Langley Centre/Surrey Central Station
- 388 - 22nd Street Station/Carvolth Exchange
- 595 - Maple Meadows Station/Langley Centre



Carvolth Exchange Park and Ride

Food & beverage

- A&W Canada
- Subway
- McDonald's
- The Old Spaghetti Factory
- Miltomates Taqueria
- The Keg Steakhouse + Bar
- Starbucks
- S+L Kitchen & Bar Langley
- Moxies Langley Restaurant
- Tim Hortons
- The Barley Merchant Taproom & Kitchen
- Boston Pizza
- White Spot Walnut Grove
- Fatburger Walnut Grove
- Quiznos
- Smugglers Trail Caskworks (Brewery and Kitchen)

Amenities & services

- Cineplex Cinemas Langley
- Fresh St. Market
- Big Box Outlet Store
- Golden Ears Centre
- Save-On-Foods
- Cineplex Cinemas Langley
- Shoppers Drug Mart
- CIBC Branch with ATM
- Shell
- Gold's Gym Langley
- Chevron - Gas Station
- Purolator
- Learn n' Play Childcare Centre
- Canada Post

Contact for more information

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