

Reduced Asking Rate

FOR LEASE

Colliers

6,813 SF Warehouse &
Office in Port Kells with High Exposure
& Direct Access to Highway 1

Unit A - 19214 94 Avenue, Surrey

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The Opportunity

Opportunity to lease 6,813 SF of warehouse and office space with direct exposure to 192nd Street.

Located in the heart of Port Kells industrial area of Surrey, with direct access to the 192nd on-ramp at Highway 1. Built in 1981 with 18' clear ceiling height in the warehouse with dock and grade level loading doors. In addition to the reception area, kitchenette & lunchroom, there are six (6) offices located on the second floor of the unit.



Features



Forced air heating in warehouse & HVAC throughout office



One (1) grade (12'x16') & one (1) dock (12'x16') loading door



Flexible IL - Light Impact Industrial zoning

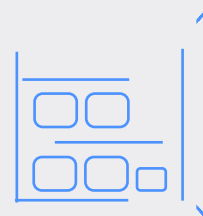


Civic Address	Unit A - 19214 94 Avenue, Surrey	
Zoning	IL: Light Impact Industrial	
Unit Breakdown*	Warehouse	4,424 SF
	Second Floor Office	2,389 SF
	Total	6,813 SF
Power	3-Phase, 225 Amp/208 Volt	
Reduced Lease Rate	\$18.95 per SF \$16.50 per SF	
Additional Rent	\$5.00 per SF (2026 est.)	
Availability	Immediate	

* All areas are approximate and to be verified by the Tenant



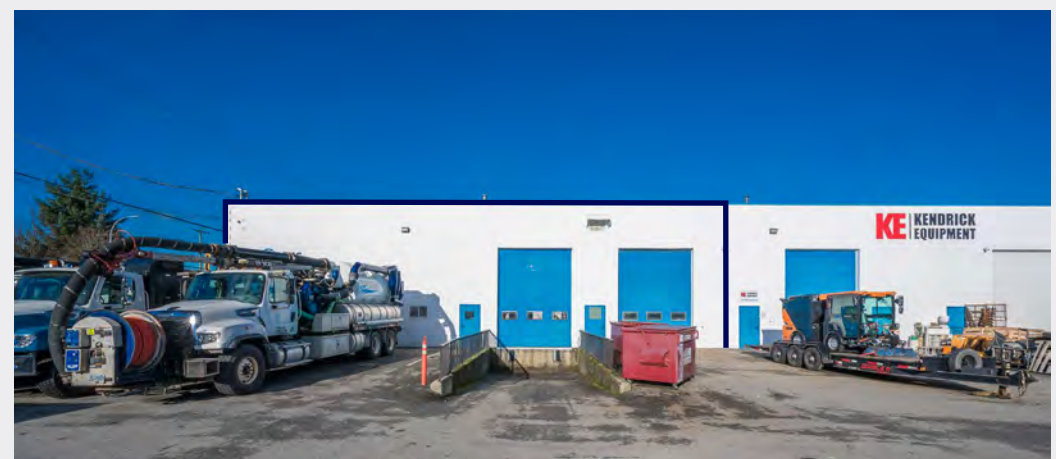
Kitchenette & lunchroom



18' Clear ceiling height



Direct access to 192nd Street on-ramp at Highway 1





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