

FOR LEASE

19135 94 Avenue, Surrey, BC

22,535 SF Industrial Warehouse & Office Space for Lease

Secure Paved Yard | Six Grade-Level Loading Doors | Port Kells



Gordon Kleaman

Personal Real Estate Corporation
REALTOR®

Babych Group Realty Vancouver

604.779.6644

gkleaman@gmail.com



OAKWYN REALTY

Rob Visnjak

Personal Real Estate Corporation
Rob Visnjak Real Estate Group

REALTOR®

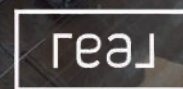
Oakwyn Realty

604.836.0089

rob@robv.ca

ROB
VISNJAK

REAL
ESTATE
GROUP



Shaun Sangha

RESI:COMM Real Estate Group
REALTOR®

Real Broker

604.803.5000

shaun.resicomm@gmail.com

19135 94 Avenue

19135 94 Avenue presents an exceptional opportunity to lease a substantial industrial warehouse and office facility in Surrey's highly sought-after Port Kells industrial district. Offering approximately 22,535 SF of functional industrial space, the premises combines significant warehouse capacity, existing office improvements, grade-level loading and valuable secured outdoor area.

The approximately 19,535 SF warehouse features concrete tilt-up construction, approximately 24-foot clear ceiling heights, six grade-level loading doors and existing overhead crane infrastructure, providing a highly functional environment for warehousing, manufacturing, fabrication, automotive and other industrial operations. Approximately 3,000 SF of existing office space supports administrative, sales and operational requirements.

A key advantage of the offering is the paved and secured yard area. Perimeter fencing and controlled access via a rolling gate provide valuable space for fleet parking, equipment staging, material handling and outdoor storage – functionality that is increasingly difficult to secure within Metro Vancouver's established industrial markets.

Located minutes from Highway 1, Highway 15 and Highway 17, the property provides exceptional access throughout Metro Vancouver, the Fraser Valley and the Canada-US border. For industrial occupiers seeking a combination of warehouse functionality, yard capacity and regional connectivity, 19135 94 Avenue offers a compelling opportunity in one of the Lower Mainland's premier industrial nodes.



PROPERTY DETAILS

Civic Address	19135 94 Avenue, Surrey, BC V4N 3S4
Legal Description	LOT 52, PLAN NWP56186, SECTION NE33, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
PID	005-435-251
Warehouse Area ¹	19,535 SF
Office Area ¹	Approx. 3,000 SF
Total Available Area ¹	Approx. 22,535 SF
Clear Ceiling Height	19,535 SF
Loading	Approx. 3,000 SF
Construction	Concrete Tilt-Up
Power	400 AMP Electrical Service
Zoning	IL (Light Impact Industrial Zone)
Building Type	Industrial / Warehouse
Year Built	1991
Additional Rent	\$6.50 PSF estimated
Basic Rent	Contact listing agents

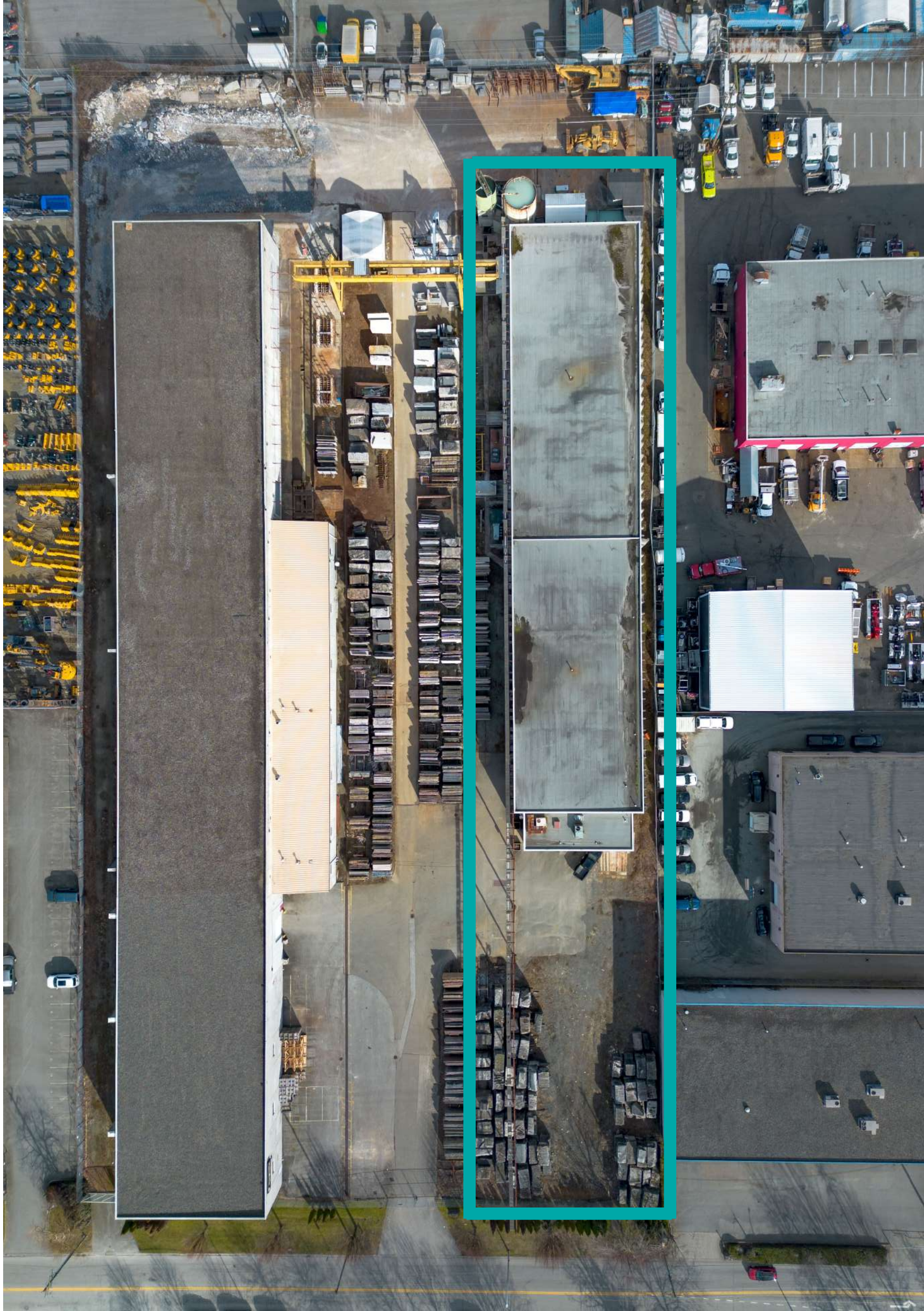
¹ All sizes are approximate and subject to verification.

FUNCTIONAL INDUSTRIAL LAYOUT

The premises is configured to support a wide range of industrial operations, combining a large open warehouse floor with existing office space, multiple grade-level loading positions and direct access to the secured yard. Generous clear heights and existing industrial infrastructure provide flexibility for businesses requiring efficient receiving, storage, fabrication, fleet or operational space.

SECURE YARD & LOADING

The secured paved yard provides valuable operational flexibility for fleet parking, equipment staging, loading, material handling and outdoor storage. Combined with six grade-level loading doors and controlled access through perimeter fencing and a rolling gate, the premises is well suited to businesses requiring both substantial indoor and outdoor operating capacity.

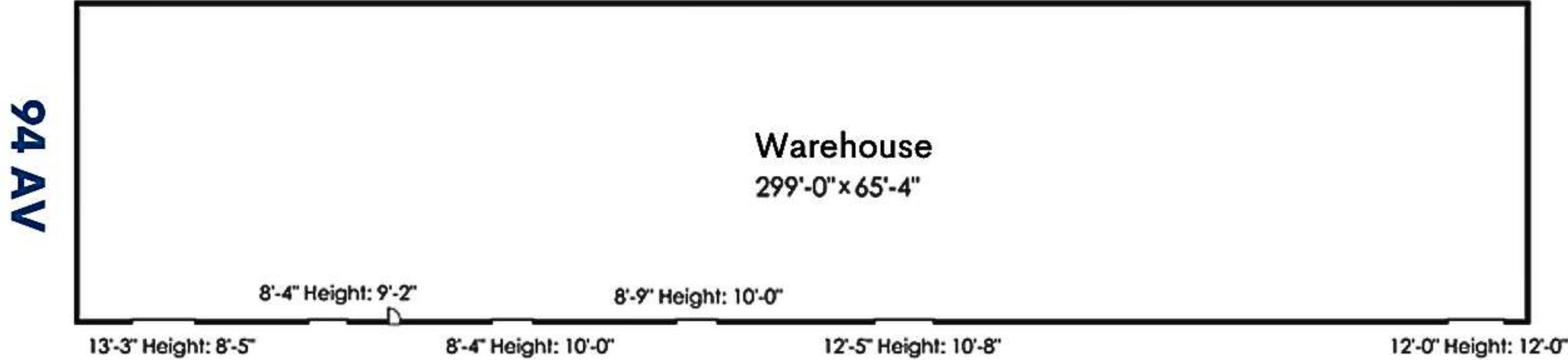


FLOORPLAN



19135 94 Ave Surrey

<u>Floor Area:</u>	19,535 sq.ft.
Ceiling Height Low:	24'-2"
Ceiling Height Max:	27'-3"







PRIME PORT KELLS INDUSTRIAL LOCATION

19135 94 Avenue is strategically situated within Surrey's Port Kells industrial district—one of Metro Vancouver's most established and highly sought-after industrial markets. Renowned for its concentration of logistics, manufacturing, transportation, construction, and distribution businesses, Port Kells continues to attract both local and national industrial occupiers due to its exceptional transportation infrastructure and central regional location.

The property enjoys immediate connectivity to Highway 1, Highway 17 (South Fraser Perimeter Road), and Highway 15 (176 Street), providing efficient access throughout Metro Vancouver, the Fraser Valley, DeltaPort, Vancouver International Airport, and the Canada–US border crossings.

Surrounding occupiers include many of Canada's leading transportation, construction, building supply, manufacturing, and industrial service companies, reinforcing the area's reputation as one of British Columbia's premier employment and industrial nodes.



SURROUNDING AMENITIES

Dining & Cafés

- Starbucks
- Tim Hortons
- Triple O's
- A&W Restaurant

Grocery & Daily Needs

- Save-On-Foods
- Real Canadian Superstore
- Shoppers Drug Mart
- Costco Wholesale
- Guildford Town Centre

Industrial & Business Services

- Finning Canada
- Home Depot
- Princess Auto
- Fastenal
- Wesco

Transportation & Connectivity

- Highway 1 (Trans-Canada Highway)
- Highway 15 (176 Street)
- Highway 17 (South Fraser Perimeter Road)
- Golden Ears Bridge
- TransLink Bus Routes

Nearby Services

- RBC Royal Bank
- TD Canada Trust
- Scotiabank
- Canada Post
- ICBC Driver Licensing Office

BUILT FOR INDUSTRY. READY FOR BUSINESS.

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