



Golden Ears Bridge

190th Street

96th Avenue

**FOR LEASE**

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# 4,469 SF Industrial Corner Unit with Office Mezzanine in Port Kells

## Unit 108 - 18935 96th Avenue, Surrey

This prime Port Kells industrial corner unit features 3,310 square feet of ground floor warehouse space complemented by mezzanine office.

Accelerating success.

## Location

The Port Kells industrial park stands as a prominent hub for industry, serving the Lower Mainland and attracting a diverse range of businesses. Renowned for its strategic positioning between Vancouver and the Fraser Valley, Port Kells is the preferred destination for companies seeking optimal access to key transportation routes. This property benefits from proximity to 200th Street, 192nd Street, and Highway #15, offering direct connections to the Trans-Canada Highway. Additionally, it provides convenient access to the Golden Ears Bridge, facilitating entry into Maple Ridge/Pitt Meadows.

## Available Area\*

Ground Floor Warehouse	3,310 SF
Mezzanine Office	1,159 SF
Total	4,469 SF

## Features

- 22' clear ceiling height
- Two (2) opposing 12' X 15' grade doors
- 3-phase electrical power
- Heated warehouse
- Ample parking
- Finished office area

## Zoning

IL (Light Impact Industrial Zone) allowing warehousing, distribution, light impact industry and limited office and service uses.

## Lease Rate

\$22.00 per square foot

## Operating Costs & Taxes (est. 2024)

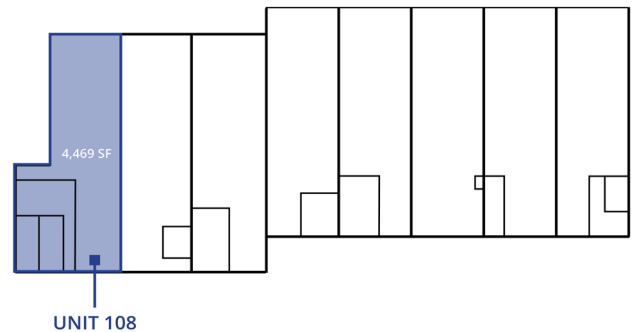
\$5.65 per square foot

## Availability

Contact Listing Agents



## SITE PLAN



## Contact Us

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\*Approximate, to be verified by the Owner.