

Port
Kells
West

9697
190th Street

SURREY, BC

FOR LEASE - UNIT 104

18,616 SF of Premium
Industrial Warehouse
Space in Port Kells

Developed by
Beedie/

Marketed by
JLL

Opportunity

The rare opportunity to lease a modern, state-of-the-art warehouse unit in the desirable Port Kells industrial area . The unit features a number of industry leading specifications including 32’ clear warehouse ceiling height, 2 dock doors, 1 grade door and excellent curb appeal.

Location

The unit is situated in arguably the most sought-after industrial hub in Metro Vancouver. The Port Kells industrial area is instantly accessible from Highway 1 via both 192nd Street and 200th Street interchanges. Golden Ears Way flows east-west along the Fraser River, connecting the area to both the Golden Ears Bridge and the South Fraser Perimeter Road. The unit is specifically located on the west side of 190th Street, directly north of 96th Avenue — The major connector route through Port Kells and Northwest Langley. Amenities are within walking distance at 200th Street and transit is readily available. This location is considered premium in the Fraser Valley and cannot be beat.



ZONING

IL - Light Impact Industrial



OCCUPANCY

July 15, 2026

* Opportunity may exist to occupy earlier.



LEASE RATE

\$20.95 PSF



OPERATING COST

\$7.69 PSF



CONSTRUCTION

Pre-cast concrete



CEILING HEIGHT

32' clear



POWER

200 amps at 347/600 volt



LOADING

Dock & grade loading



LIGHTING

High efficiency LED fixtures



SKYLIGHTS

Warehouse skylights



INTERIOR WALLS

Painted interior walls for greater illumination



SPRINKLERS

ESFR sprinkler system



FLOOR LOAD

700 lbs PSF warehouse floor load capacity



HEATERS

Gas-fired unit heaters



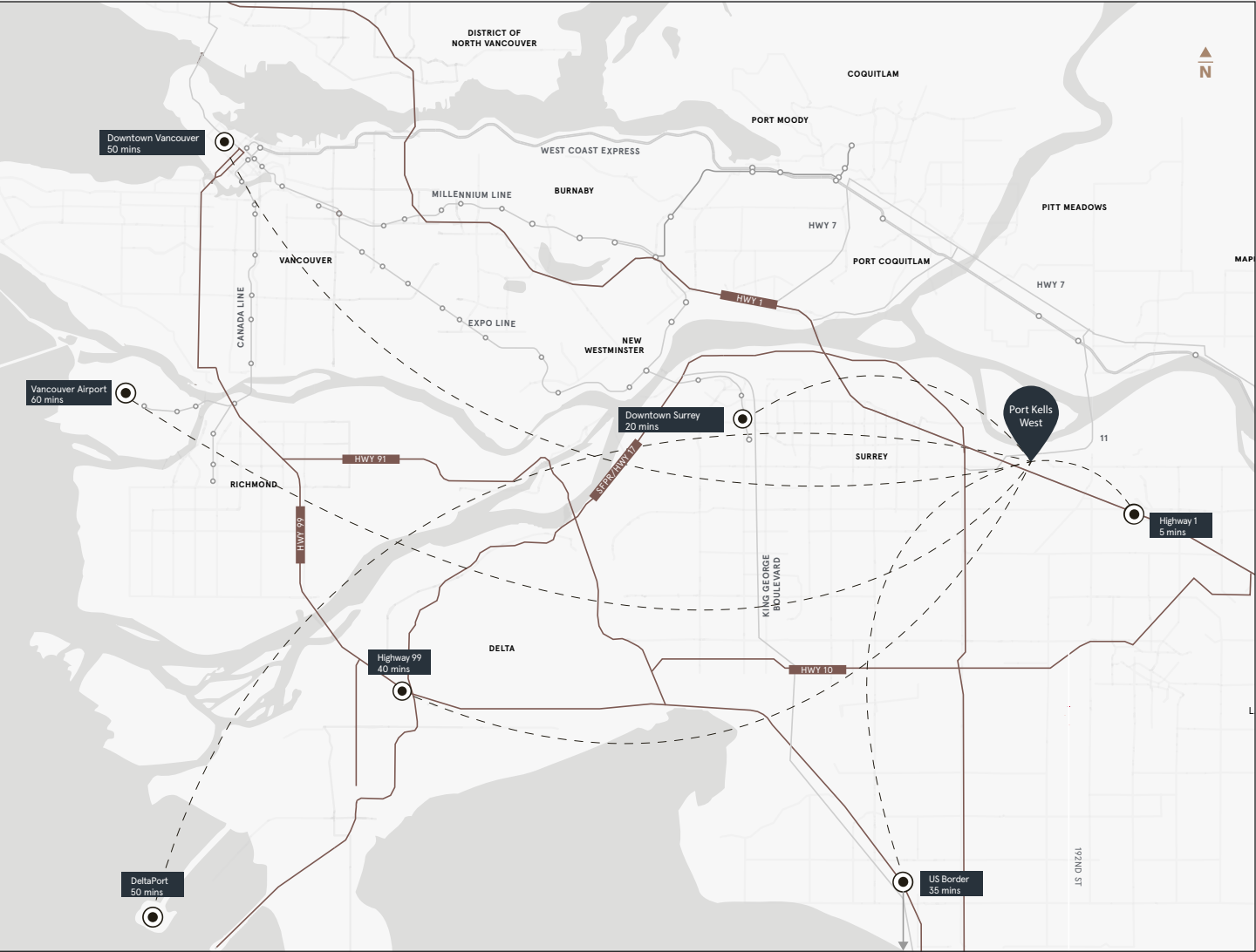
RECIRCULATION FANS

Ceiling fans located near loading doors

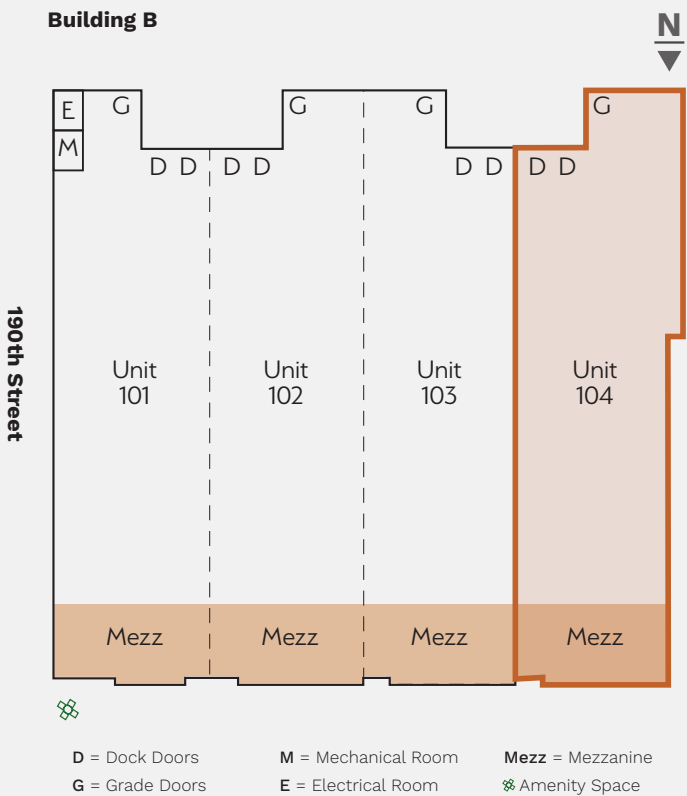


TELECOMMUNICATIONS

Fibre optic cable will be brought to the service room & distributed to each unit by TELUS



Unit Footprint	16,445 SF
Mezzanine	2,171 SF
Total	18,616 SF
Loading	2 Dock & 1 Grade
Parking	21 Stalls





Casey Bell*

Executive Vice President

Casey.Bell@jll.com

+1 604 340 3173

* Personal Real Estate Corporation

Keegan Matheson

Associate

Keegan.Matheson@jll.com

+1 778 991 9406

Team Listings

