

Port
Kells
West

9755
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

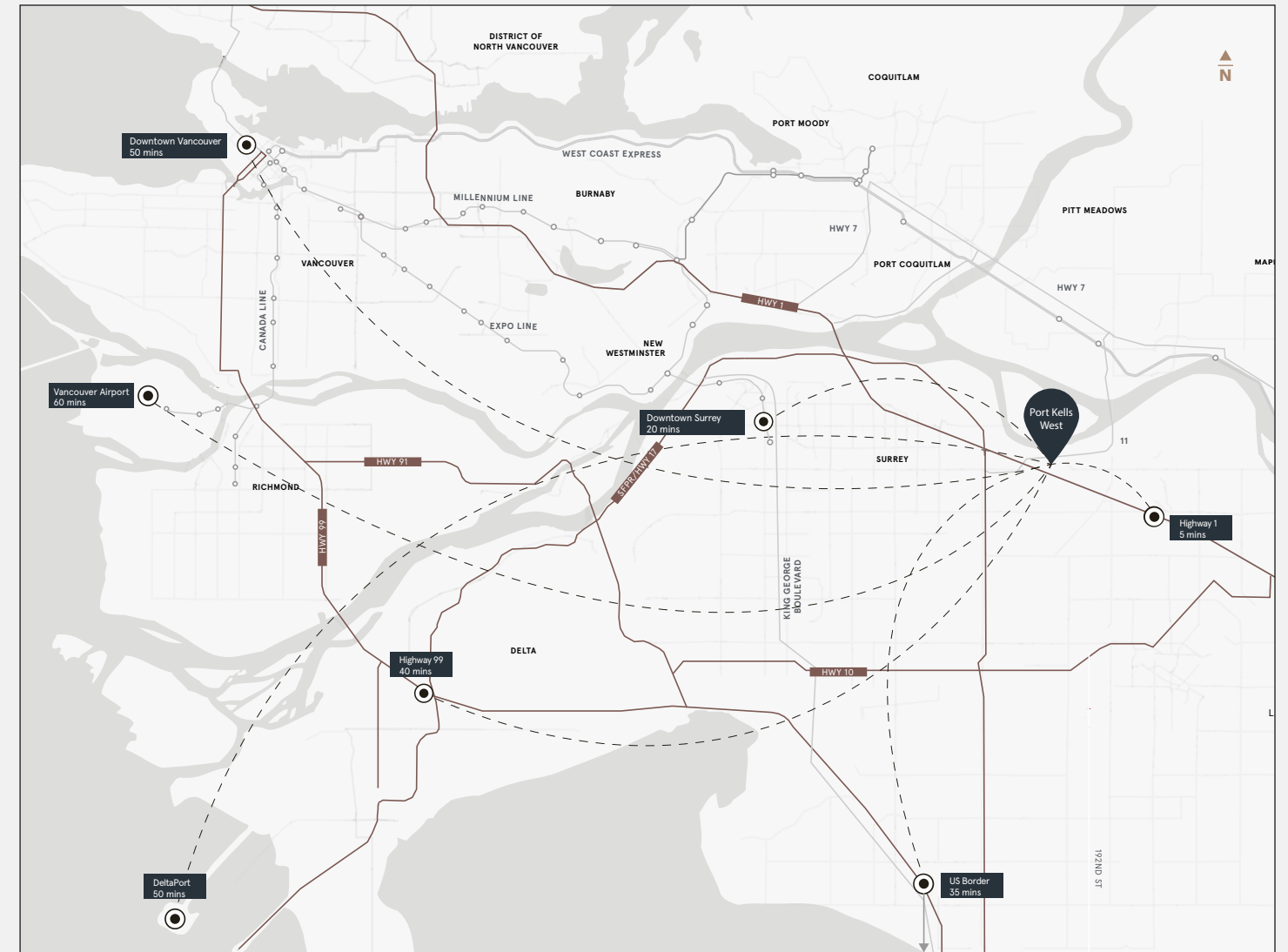
* Opportunity may exist to occupy earlier.



LEASE RATE
\$19.75 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**

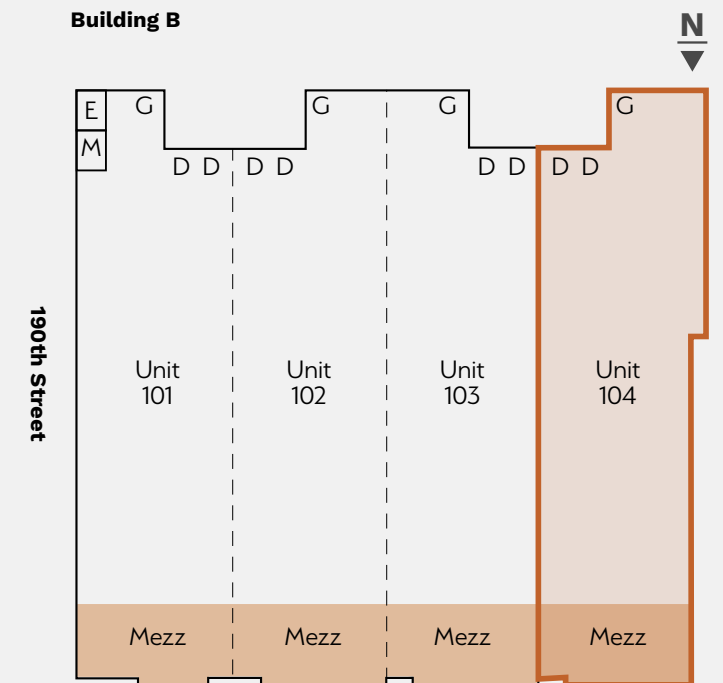
Mezzanine **2,171 SF**

Total **18,616 SF**

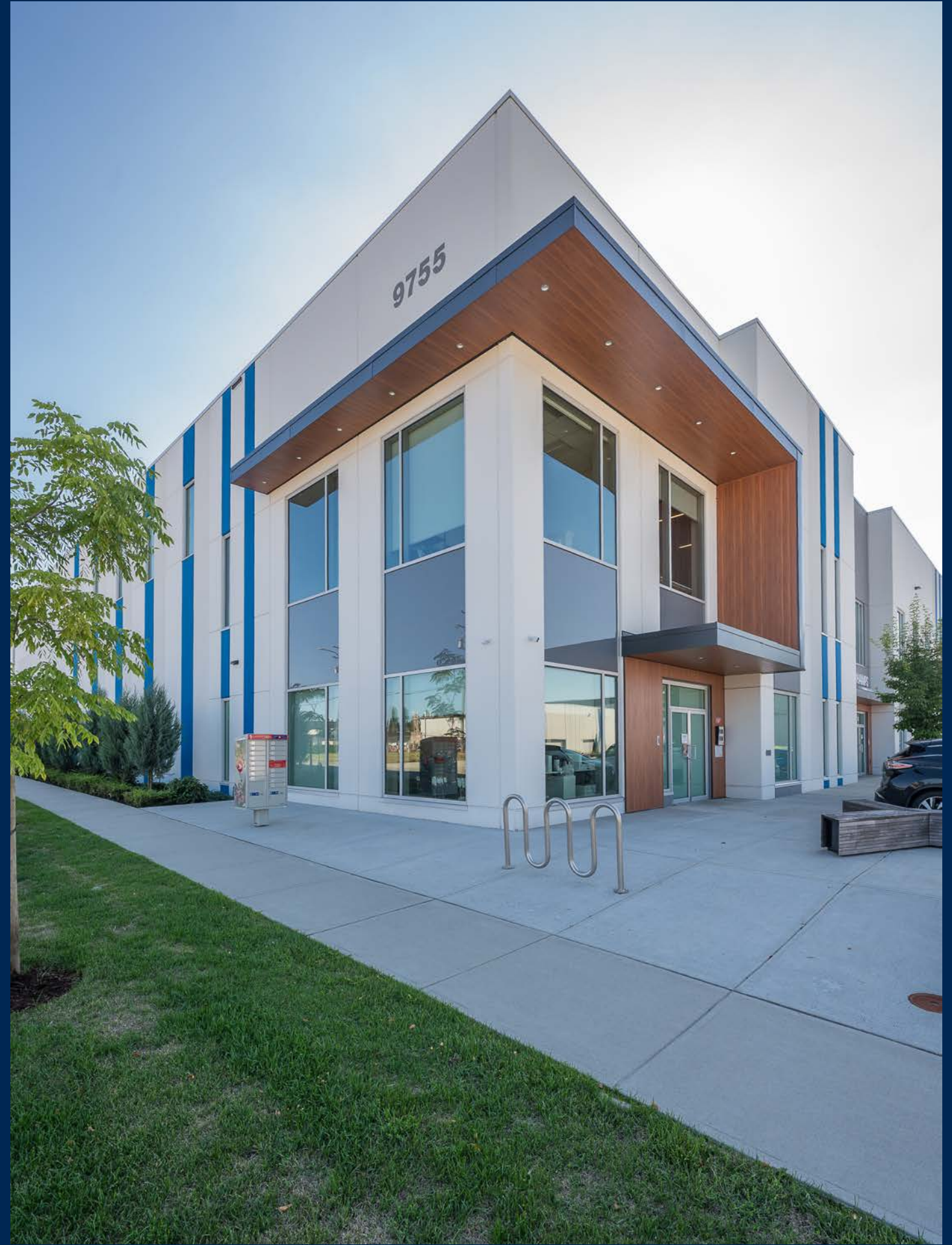
Loading **2 Dock & 1 Grade**

Parking **21 Stalls**

Building B



D = Dock Doors M = Mechanical Room Mezz = Mezzanine
G = Grade Doors E = Electrical Room ⌘ = Amenity Space



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Team Listings

