

FOR LEASE

9665 188TH STREET

SURREY, BC



CUSHMAN &
WAKEFIELD

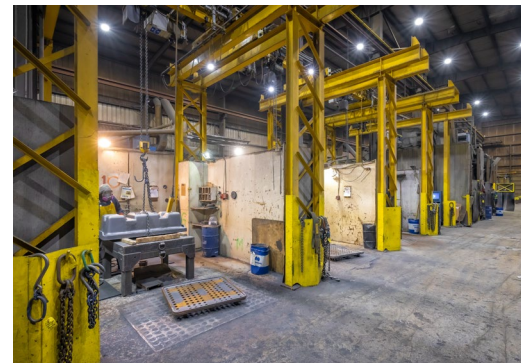
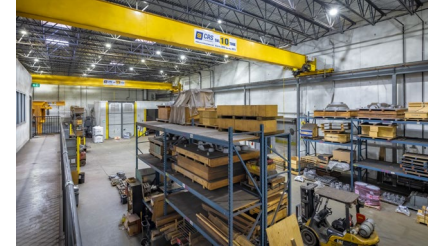


TWO WAREHOUSES
TOTALING ±45,107 SF ON 4.60 ACRES

PRIME INDUSTRIAL
LOCATION IN HEART OF
PORT KELLS' AVAILABLE
AUGUST 2025 OR SOONER

THE OPPORTUNITY

A rarely available IL zoned industrial property with excess land in the heart of the well-established Port Kells industrial area of Langley & Surrey. The property is improved with two side by side buildings, totaling $\pm 45,000$ SF. The buildings have numerous amenities including cranes, enclosed welding and grinding workstations, change rooms, quenching tank and heavy duty workshop space. The Property features off street parking and approximately 2 acres of fenced gravel yard. The Property is situated moments from the major throughfares of 96th Ave, 200th St, Golden Ears Bridge, Highway 10 and Highway 1 offering immediate connectivity to neighboring cities of Surrey, Langley, Maple Ridge and Delta.



PROPERTY HIGHLIGHTS



Building A (Steel Building)

WAREHOUSE AREA	26,880 SF
ANNEX AREA	3,842 SF
ANNEX MEZZANINE AREA	1,921 SF
TOTAL	32,643 SF

Interior improvements include jib and overhead cranes, enclosed vented work stations, change rooms, offices, first aid room and private offices.

Building B (Concrete Building)

WAREHOUSE AREA	10,664 SF
OFFICE AREA	900 SF
MEZZANINE AREA	900 SF
TOTAL	12,464 SF

Interior improvements include jib and overhead cranes, sandblasting area, lunch room, board room, private offices.

TOTAL BUILDING AREA: ±45,107 SF



**IL LIGHT INDUSTRIAL
ALLOWING FOR A WIDE
RANGE OF USES**
ZONING



4.60 ACRES
TOTAL PROPERTY AREA



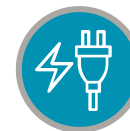
\$213,442 (2024)
TAXES



±45,107 SF
TOTAL WAREHOUSE AREA

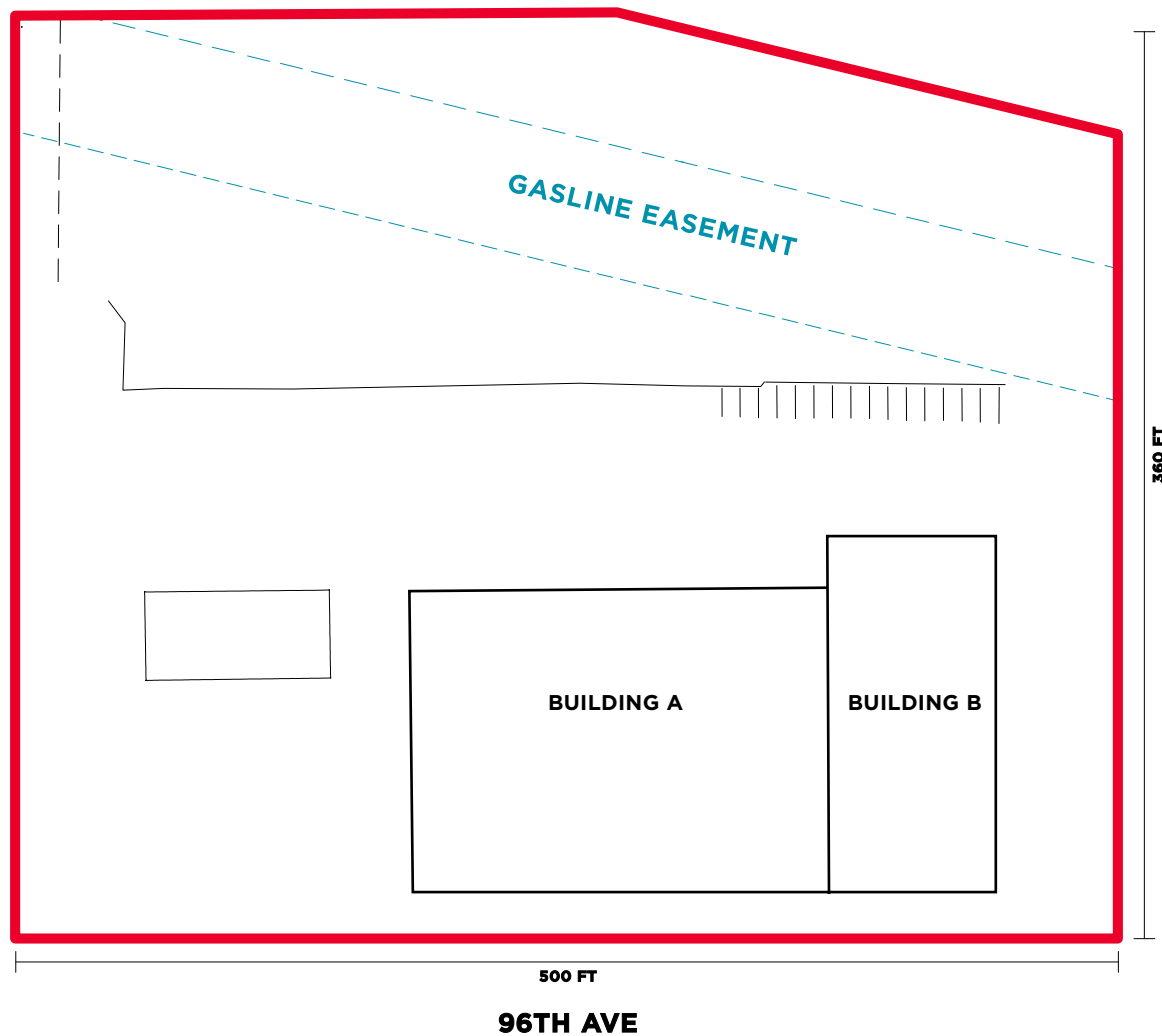
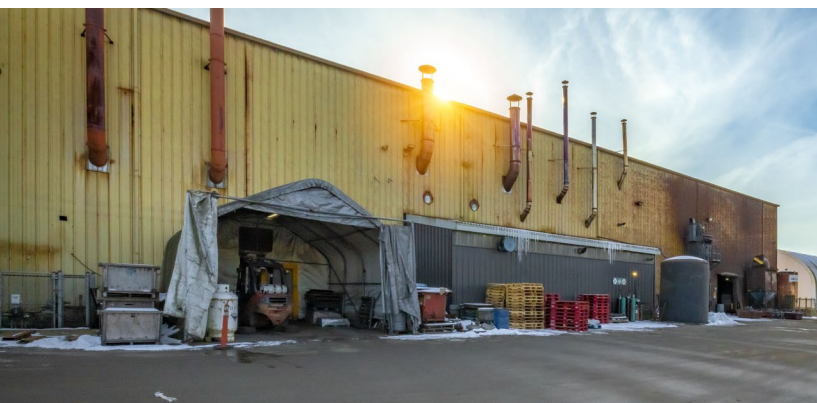


**7 GRADE LOADING
GARAGE DOORS**
LOADING



HEAVY 3-PHASE
POWER

PROPERTY PLAN



Building B
12,464 SF
Concrete Building

Building A
26,880 SF
Steel Building

188TH ST

9665 188TH STREET

SURREY, BC



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