

ASKING PRICE REDUCED

newTech BEVERAGE
SYSTEMS
L.T.D.

FOR SALE | 7,016 SF AVAILABLE

UNIT 205 – 9485 189TH STREET

SURREY, BC



**CUSHMAN &
WAKEFIELD**

UNIT 205 – 9485 189TH STREET

SURREY, BC

AVAILABLE AREA

Warehouse	4,347 SF
Main Floor Office	1,328 SF

Total Main Floor Area	5,675 SF
-----------------------	----------

Mezzanine Office	504 SF
Mezzanine Storage	837 SF

Total Mezzanine Floor Area	1,341 SF
----------------------------	----------

Total Available Area	7,016 SF
-----------------------------	-----------------

*measurements and configurations are to be confirmed



UNIT 205 - 9485 189TH STREET

SURREY, BC

PROPERTY FEATURES

- Built in 2007 (approx.)
- Concrete tilt-up construction
- Fully sprinklered
- 600 Volts, 100 Amps 3-phase electrical service (purchaser to confirm)
- Security system & security bars
- Seven (7) designated parking stalls, some visitor parking, and one (1) loading stall
- Fluorescent lighting
- Generous truck maneuvering space
- Warehouse area
 - Two (2) washrooms
 - Radiant tube heating
 - One (1) front grade loading door
 - One (1) rear grade loading door
 - Two (2) rear dock loading doors
 - Ceiling fans
 - Approximately 22'5" clear ceilings
- Main Floor Office
 - HVAC system
 - Laminate flooring
 - Fluorescent lighting
 - Private offices and showroom
- Mezzanine Floor Office
 - Air-conditioning
 - Carpet
 - Fluorescent lighting
 - Boardroom & private office
- Mezzanine Storage

STRATA FEES

\$799.00 per month

ASKING SALE PRICE

REDUCED - \$3,750,000

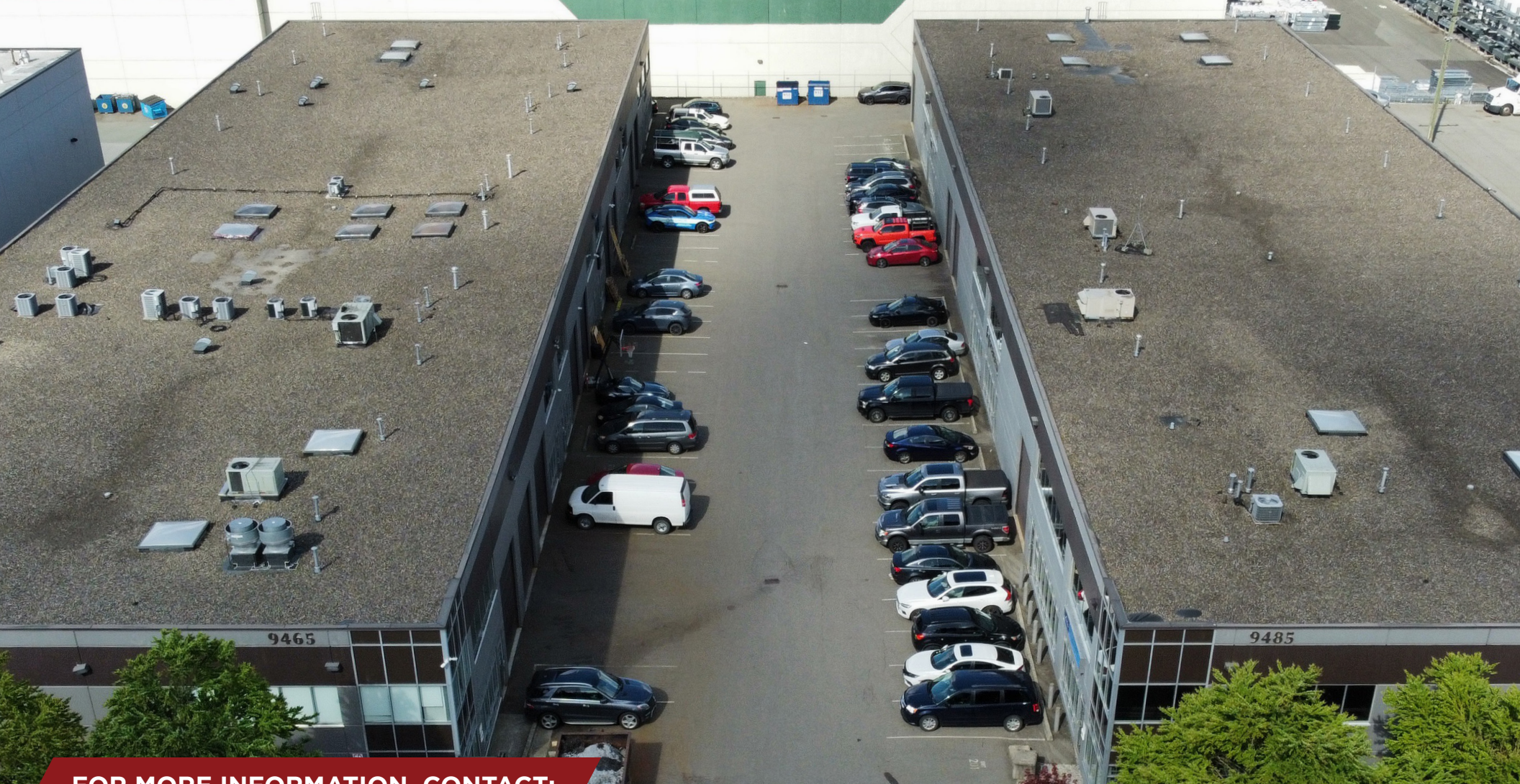
PROPERTY TAXES (2025)

\$28,911.00

AVAILABILITY

Approximately 60 days





FOR MORE INFORMATION, CONTACT:

KEVIN VOLZ

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

ANDREW GREEN

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@cushwake.com

Cushman & Wakefield ULC
700 West Georgia Street, Suite 1200
Vancouver, BC V7Y 1A1
+1 604 683 3111
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

