

FOR SALE

9470/

195TH STREET, SURREY, BC

23,200 SF Freestanding Industrial Facility in Port Kells

PRICE REDUCTION





OPPORTUNITY

Cushman & Wakefield is pleased to present the exclusive opportunity to acquire a 23,200 square foot freestanding industrial building on 1.07 acres in Surrey's highly sought-after Port Kells industrial area. Built in 2001 with concrete tilt-up construction, the facility offers 24-foot clear heights, five oversized grade-level loading doors, and a fully fenced lot that enhances security and functionality. Ideally located in one of Metro Vancouver's most desirable and supply-constrained submarkets, the asset provides excellent access to major transportation routes and nearby amenities. With a below-market lease in place, investors benefit from stable near-term income and a significant mark-to-market rental growth opportunity at lease expiry.

ZONING

IL (Light Impact Industrial) permits a wide range of light industrial uses, including but not limited to warehousing, distribution, manufacturing, production, service, auto repair and ancillary office.

SALIENT DETAILS

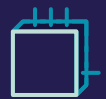
ADDRESS	9470 195th St, Surrey, BC
BUILDING AREA	Warehouse: 20,000 SF Office: 1,600 SF Mezzanine: 1,600 SF Total: 23,200 SF
SITE SIZE	1.07 acres
PID	017-767-237
LEGAL DESCRIPTION	LOT 1 SECTION 34 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP4381
ZONING	IL (Light Impact Industrial)
PROPERTY TAXES	\$97,658 (2025)
AVAILABLE REPORTS	Lease Agreement Site Survey Building Condition Environmental
AVAILABILITY	Flexible (Contact Listing Agents)
ASKING PRICE	~~\$12,500,000 (\$539 PSF)~~ \$11,950,000 (\$515 PSF)



BUILDING FEATURES



CONSTRUCTED IN 2001



CONCRETE TILT-UP
CONSTRUCTION



24' CLEAR HEIGHTS



5 GRADE-LEVEL
LOADING DOORS (14' X 14')



35 PARKING STALLS



3-PHASE POWER
600 AMPS / 600 VOLTS POWER



FULLY SPRINKLERED



GAS-FIRED UNIT HEATERS
IN WAREHOUSE

INVESTMENT HIGHLIGHTS



HIGH-QUALITY, FREESTANDING ASSET

Single-tenant, free-standing industrial facility with a fully fenced lot, offering security and flexibility for a variety of users.



PRIME LOCATION

Strategically positioned in the heart of Port Kells, one of Metro Vancouver's most established and sought-after industrial submarkets, with excellent connectivity to major highways, transit routes, and surrounding amenities.



MODERN, WELL-MAINTAINED FACILITY

Built in 2001 and maintained to a high standard, the property offers a clean, contemporary appearance and long-term durability.



FUNCTIONAL DESIGN

Features concrete tilt-up construction, 24' clear heights, and five oversized grade-level loading doors (14' x 14'), accommodating a broad range of industrial users.



FLEXIBLE ZONING

IL (Light Impact Industrial) zoning permits a wide range of uses including warehousing, distribution, light manufacturing, service-related activities, automotive repair, and ancillary office, supporting long-term tenant demand.



ABUNDANT EMPLOYEE AMENITIES

Minutes from key bus routes, restaurants, shops, and services, enhancing convenience for employees and operations.



MARK-TO-MARKET OPPORTUNITY

Current lease is below market, presenting significant near-term upside through mark-to-market rental growth at lease expiry.



LOCATION

Situated south of 96 Avenue on 195 Street, the property is well-positioned in the heart of Surrey's highly desirable Port Kells industrial area. This location offers exceptional accessibility with immediate connections to Highway 1, Highway 17 (South Fraser Perimeter Road), 200th Street, Highway 15, and Golden Ears Way. Port Kells is home to a diverse range of industries with a high concentration of manufacturing, construction and wholesale/distribution companies as well as retail and service amenities to supply local businesses. Transit options are located within minutes of the property, including local bus service along 96 Avenue, making it an ideal location for businesses seeking convenience and efficiency in a thriving industrial hub.

NEARBY AMENITIES

RESTAURANTS

- 1 Moxies Langley
- 2 Browns Socialhouse
- 3 Quiznos
- 4 A&W
- 5 Tim Hortons
- 6 Subway

SHOPS & SERVICES

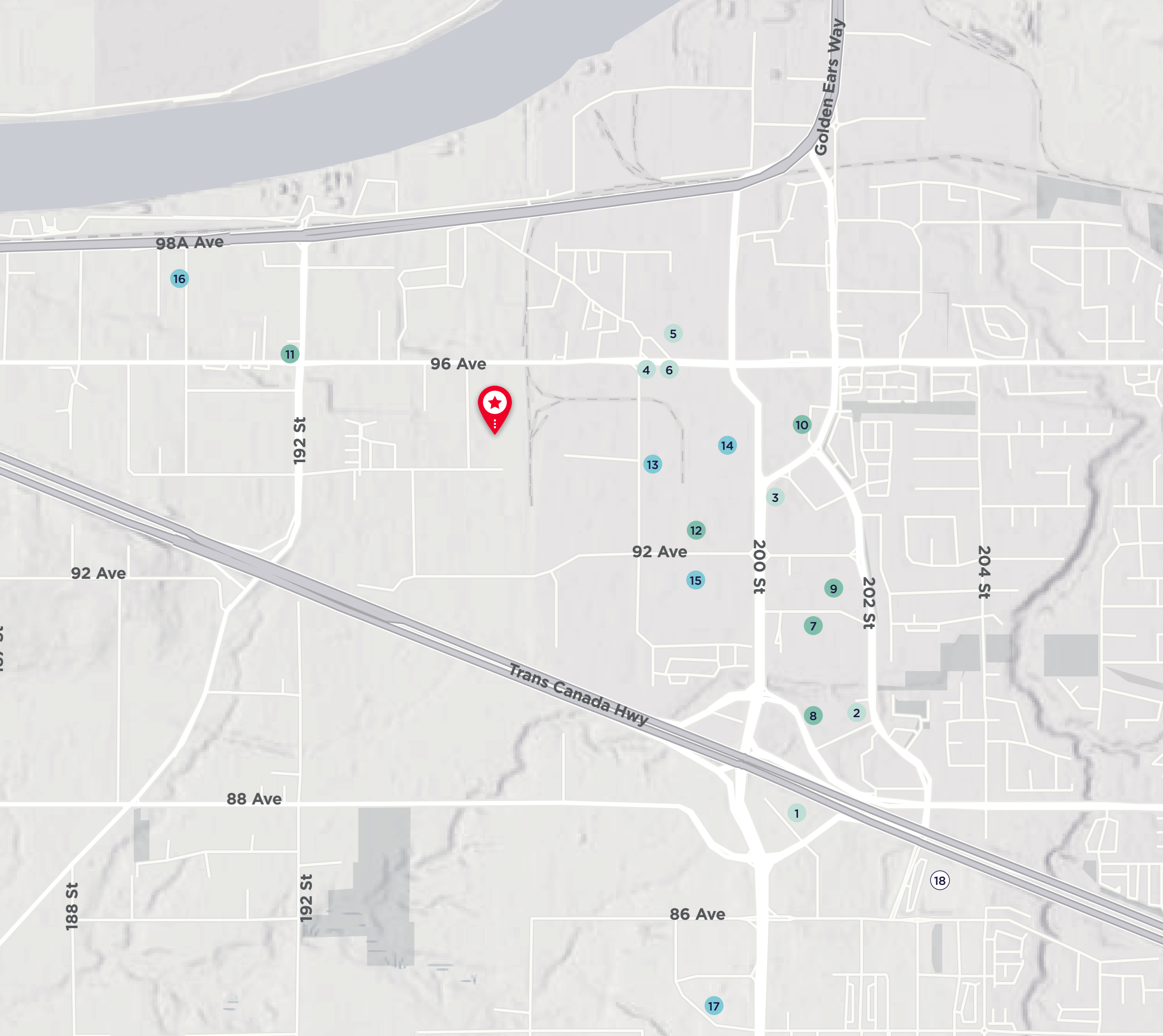
- 7 Cineplex Cinemas Langley
- 8 Shoppers Drug Mart
- 9 Langley Sportsplex
- 10 Chevron
- 11 Esso
- 12 Purolator

INDUSTRIAL TENANTS/FACILITIES

- 13 Martini Film Studios
- 14 Amazon Warehouse
- 15 Best Buy Distribution Centre
- 16 Port Kells West (Beedie)
- 17 Gateway 200 (Wesgroup)

TRANSIT HUB

- 18 Carvolth Exchange Park & Ride



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DRIVE TIMES

HIGHWAY 1	2 minutes
HIGHWAY 99	30 minutes
HIGHWAY 91	25 minutes
VANCOUVER INTERNATIONAL AIRPORT	50 minutes
DOWNTOWN VANCOUVER	40 minutes

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