

TELEGRAPH

PORT KELLS

LEASING OPPORTUNITY

Welcome to Telegraph.

Located at 19530 Telegraph Trail in Surrey, Telegraph is an 8-unit, premium warehouse offering flexible demising options starting at 18,300 sq. ft. Its central location, access to major transportation routes, and Tier 1 purpose-built design provide the space and efficiency businesses need to thrive.

Telegraph isn't just another warehouse — it's a standout leasing opportunity in Port Kells.





**The space to scale.
The legacy to succeed.**

Designed for modern industrial users, this Tier 1 facility features 32-foot clear ceiling heights and three dock doors plus one grade-level door per unit to support efficient, high-performing operations. Every detail is purpose-built to streamline day-to-day workflows and maximize usable space. More than just a warehouse, Telegraph is built to help your business move faster and operate more efficiently.

LOCATION

Perfectly positioned.

For more than 50 years, Port Kells has been one of the Lower Mainland’s most desirable and well-connected industrial hubs. With direct access to major transportation routes, including the Trans-Canada Highway and Golden Ears Bridge, Telegraph puts your business at the centre of Port Kells’ long established and highly efficient logistics network.

3
MINS

Golden Ears Bridge

4
MINS

Highway 1

7
MINS

SFPR
(Highway 17)



1



Centre your business around the right connections.

Port Kells offers access to a diverse workforce across a wide range of industries and roles. This strong employment base gives businesses access to the talent needed to support operations and future growth.

2



433,723
POPULATION WITHIN 10KM

251,721
LABOUR FORCE WITHIN 10KM

3



1. Situated in the highly coveted industrial hub of Port Kells in Metro Vancouver, with quick access to the Trans-Canada Highway, Golden Ears Bridge, and SFPR (Highway 17).

2. A 30-minute drive to the U.S. border and a 45-minute drive to the Vancouver International Airport.

3. Conveniently accessible by car with nearby public transit connections.



Built to Support the Way Your Business Operates.

With 32’ clear ceiling heights, efficient loading and modern industrial specifications, Telegraph is designed to support day-to-day operations and make the most of your space.

UNIT SIZE

Starting at 18,300 sq. ft. with flexible configurations up to 171,000 sq. ft.

CEILING HEIGHT

32’ clear in warehouse
17’ clear under mezzanine

ZONING

Light Industrial (IL) Zoning

LOADING CONFIGURATION

3 dock doors per unit
1 grade doors per unit

FLOOR LOAD CAPACITY

750 lb per sq. ft. for warehouse
100 lb per sq. ft. for mezzanine

PARKING

EV-ready outlets ready for future chargers

LOADING DOORS

12’ × 14’ motorized grade doors
8’6”× 10’ motorized recessed dock doors

ELECTRICAL SERVICE

200 A, 347/600 V, 3-phase electrical service per unit

FINISHED WASHROOM

Fully finished, accessible two-piece washroom per unit located in the warehouse

CONWEST

Real people.
Real projects.
Real solutions.

Conwest is a local, privately owned real estate developer with over 40 years of experience throughout the Lower Mainland. With a track record of delivering innovative projects, Conwest’s approach centers around a foundation of strong relationships, excellence in customer experience, and delivering exceptional product quality.

CONWEST.COM



LORDCO
PORT COQUITLAM, B.C.



RIVERWORKS
VANCOUVER, B.C.

Boffo

Trusted expertise.
Quality development.
Lasting value.

Boffo Developments is a locally owned Metro Vancouver developer with over 50 years of experience delivering high-quality projects across the region. Driven by craftsmanship, innovation, and long-term community stewardship, Boffo is recognized for creating thoughtfully designed developments built to stand the test of time.

BOFFO.CA



CAMPBELL HEIGHTS I + II
SURREY, B.C.



FIRMA
BURNABY, B.C.

TRUSTED DEVELOPERS



Global leaders in Real Estate services.

Cushman & Wakefield is a leading global commercial real estate services firm serving property owners and occupiers, with approximately 52,000 employees across nearly 400 offices in 60 countries. The firm reported revenue of \$10.1 billion in 2022, driven by its core services in property, facilities and project management, leasing, capital markets, valuations, and advisory services. Cushman & Wakefield is also widely recognized for its award-winning culture and commitment to Diversity, Equity & Inclusion (DEI), Environmental, Social & Governance (ESG) initiatives, and corporate responsibility.

*Personal Real Estate Corporation

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LEASING TEAM

Sean Ungemach*

Executive Vice Chairman
Sean.Ungemach@cushwake.com
+1 604 880 5110

Eric Rice*

Vice President
Eric.Rice@cushwake.com
+1 604 640 5877

Karly MacRae

Senior Associate
Karly.MacRae@cushwake.com
+1 604 640 5872

TELEGRAPH

TelegraphPortKells.com

Features, specifications, dimensions and areas are approximate and subject to change without notice. Renderings are artistic representations for illustrative purposes only. Final design, materials, finishes, and landscaping may vary. Furniture, racking, equipment, and tenant improvements shown are not included, except as expressly identified in the base building specifications.

CONNEST Boffo