

For sublease

Unit B2-9275 & 9305 194th Street, Surrey
10,440 sf with 2,500 sf of Yard Space

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Opportunity to lease 10,440 SF with 2,500 sf of yard space in a multi-tenant industrial complex. The unit includes 24’ clear ceilings, 1 grade door and 3 dock doors and 1,500 sf of built out office. The space is attractively finished with extensive glazing, skylights, and efficient column spacing. There is 180’ between buildings resulting in an efficient loading court, excellent for truck maneuvering.



Property Highlights

- 24’ clear ceiling height
- Three (3) dock and one (1) grade loading door
- 3-phase electrical supply, 600/347 volt
- Spacious loading court
- Attractive landscaping
- Ample parking
- Natural gas radiant tube heating/ furnaces throughout
- ESFR sprinklers
- 2,500 sf of paved yard
- Constructed in 2007

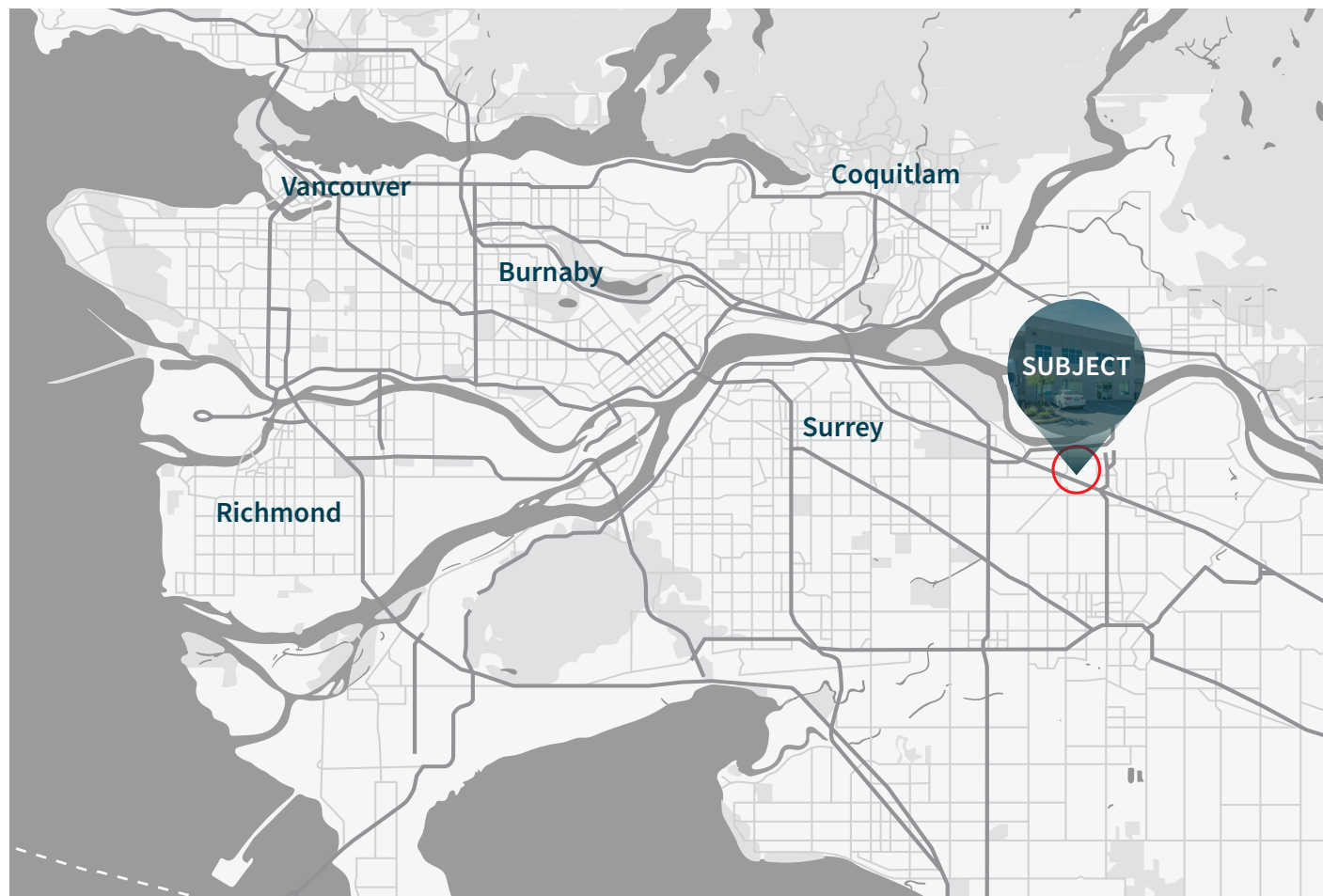
Building Area	10,440 SF
Warehouse	8,940 SF
Office	1,500 SF
Lease Rate	Contact listing agent
Operating Costs	\$5.07 (2023 estimated)
Zoning	IL
Available	Immediately
Expiry Date	April 30th, 2027

The Port Kells/Northwest Langley industrial area represents a major industrial hub serving the Lower Mainland and is a popular location for a variety of businesses. The Port Kells area is the preferred location for companies doing business in both Vancouver and the Fraser Valley. The property is strategically located close to 200th Street, 192nd Street and Highway #15 access points to the Trans-Canada Highway. This location is also well positioned for access to the Golden Ears Bridge crossing over the Fraser River into Maple Ridge/Pitt Meadows.



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2 mins

Highway 1

9 mins

Highway 15

35 mins

US Border

45 mins

Vancouver Intl Airport

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