

18800-18802 96<sup>TH</sup> AVENUE  
PORT KELLS • SURREY, BC

**FOR LEASE**  
INDUSTRIAL BUILDING

WATCH VIDEO 



20,748 to 70,094 SF Industrial/Office Space + 7,557 SF Yard  
9 Dock Loading Doors + 1 Oversized Grade Loading Door  
Golden Ears Industrial Centre

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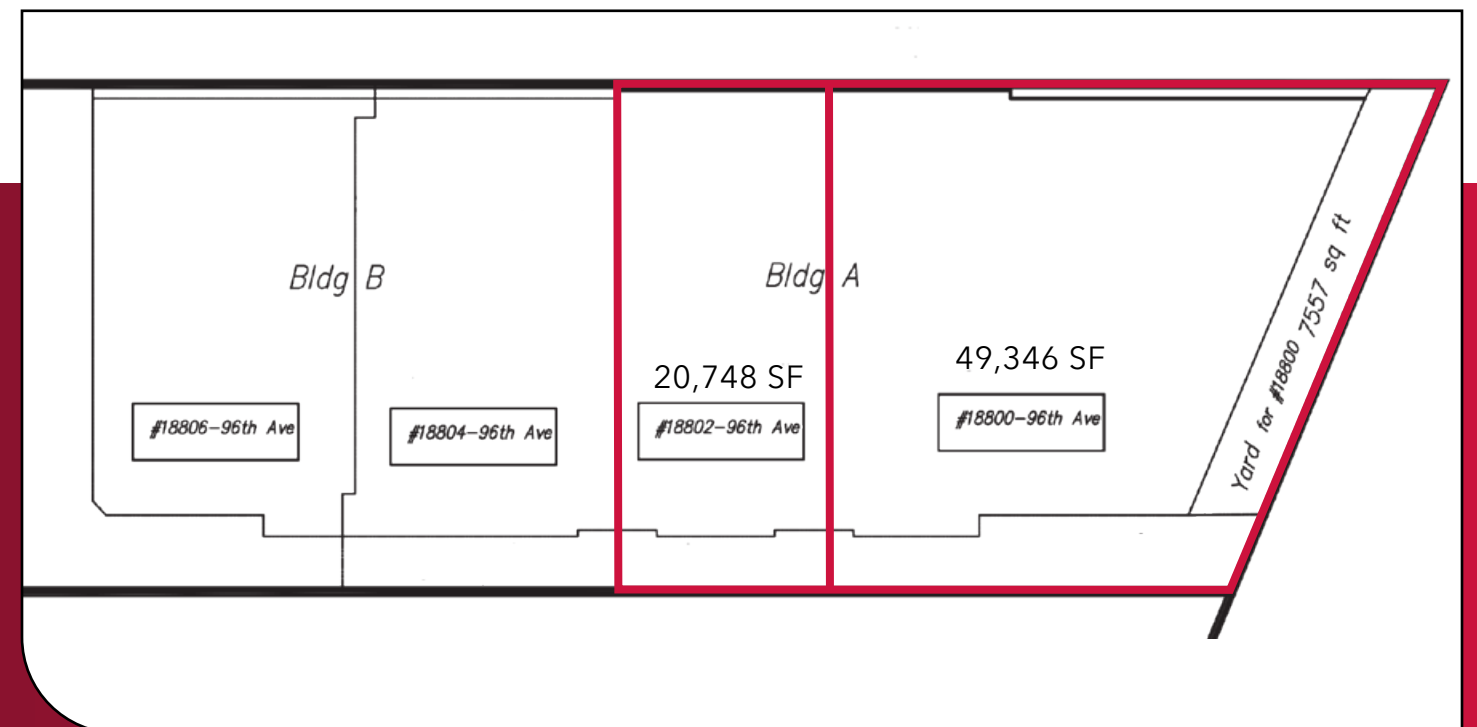
 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES

**Opportunity**

18800-18802 96<sup>th</sup> Avenue, Surrey, offers 20,748 to 70,094 SF of industrial and office space in the Golden Ears Industrial Centre. This property is perfect for businesses needing flexible space in a prime location. With ample loading facilities and a well-equipped office area, it's ideal for manufacturing, distribution, and storage operations.

**Property Features**

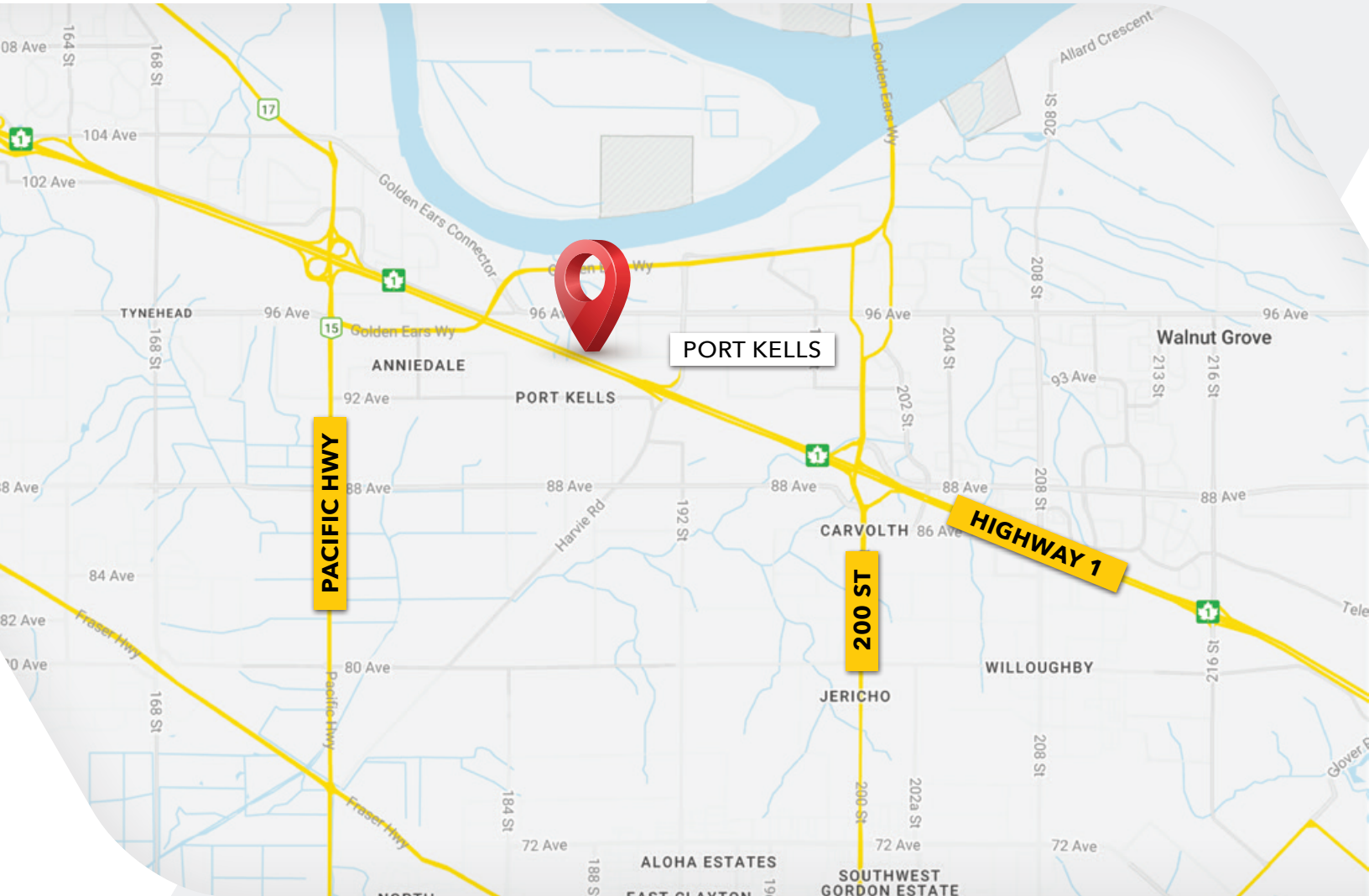
- » Nine (9) dock loading doors (9' x 9') with levellers
- » One (1) oversized grade loading door (16' x 16')
- » One (1) small grade loading door (8' x 8')
- » Approximately 7,557 SF of yard area
- » 3-phase electrical service
- » 26' ceiling height
- » Forced air heaters (warehouse)
- » ESFR sprinklers
- » Full HVAC office
- » Five (5) washrooms (office)
- » One (1) 2-piece washroom (warehouse)
- » Kitchenette area
- » Multiple private offices
- » Boardroom
- » Column grid (33' x 49' approx.)
- » Ceiling fans
- » Ample parking
- » Recently re-roofed
- » Zoned IL - Light Impact Industrial ([click to view bylaw](#))



Address	18800 96 Avenue	18802 96 Avenue	Total
<b>Ground Floor Office</b>	2,002 SF	613 SF	2,615 SF
<b>Second Floor Office</b>	1,983 SF	-	1,983 SF
<b>Warehouse</b>	45,232 SF	20,135 SF	65,367 SF
<b>Gross Floor Area</b>	49,346 SF	20,748 SF	70,094 SF
<b>Basic Rent</b>	Contact Broker		
<b>Additional Rent</b>	\$4.20 PSF (2025 estimate) including Management Fees		

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## Location Overview

The development is situated in Golden Ears Industrial Centre which is strategically located close to 200<sup>th</sup> Street, 192<sup>nd</sup> Street and Highway #15, all of which are access points to the Trans-Canada Highway. The complex consists of five buildings totaling approximately 330,000 SF on 14.84 acres. The property is on the south side of 96<sup>th</sup> Avenue in the sought after Port Kells Industrial area.

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