

FOR SUBLEASE

19287 98A Avenue, Surrey, BC

13,090 sf of warehouse and office space with excess yard
in the Port Kells industrial area



Joe Lehman*, Principal
604 757 4958
joe.lehman@avisonyoung.com
**Joe Lehman Personal Real Estate Corporation*

Garth White*, Principal, SIOR
604 757 4960
garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

Jen Schroer, Associate
604 647 1359
jen.schroer@avisonyoung.com

**AVISON
YOUNG**

Property details

AVAILABLE AREA

Warehouse	11,282 sf
Ground floor office	518 sf
Second floor office	1,290 sf
Total	13,090 sf*

**All areas are approximate and to be verified by the Subtenant*

ZONING

IL (Light Impact Industrial) permits a wide range of light industrial uses, including but not limited to warehouse, distribution, automotive service, industrial equipment rentals, transportation and outdoor storage.

AVAILABILITY DATE

Immediately

SUBLEASE RATE

Contact listing team

ADDITIONAL RENT

Contact listing team

Opportunity

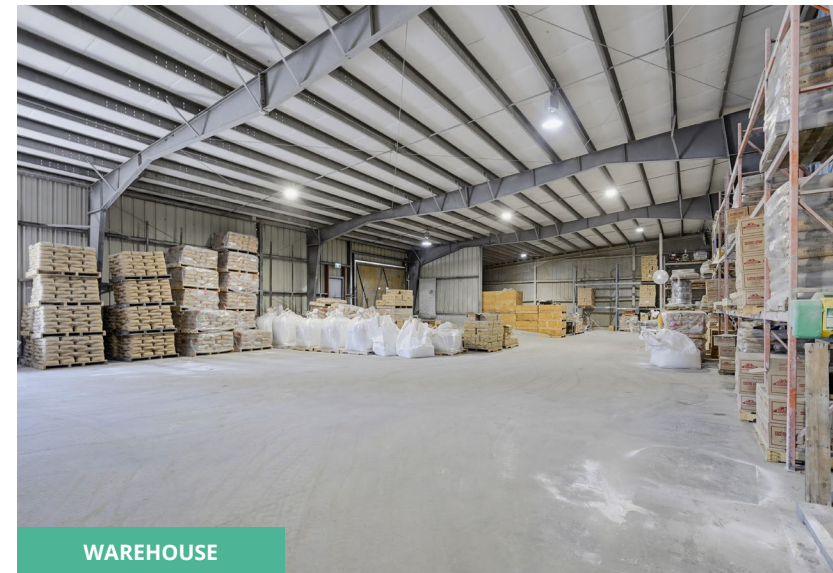
Avison Young is pleased to present the opportunity to sublease, on a long-term basis, 13,090 sf of warehouse and non-adjointing office space with excess yard area in the heart of Port Kells.

The property features functional warehouse space with two dock loading platforms and grade loading, and two-levels of non-adjointing office space, offering flexibility for a variety of industrial requirements. The excess yard area provides valuable outdoor storage and vehicle parking, which is rarely available for a property of this size and location.

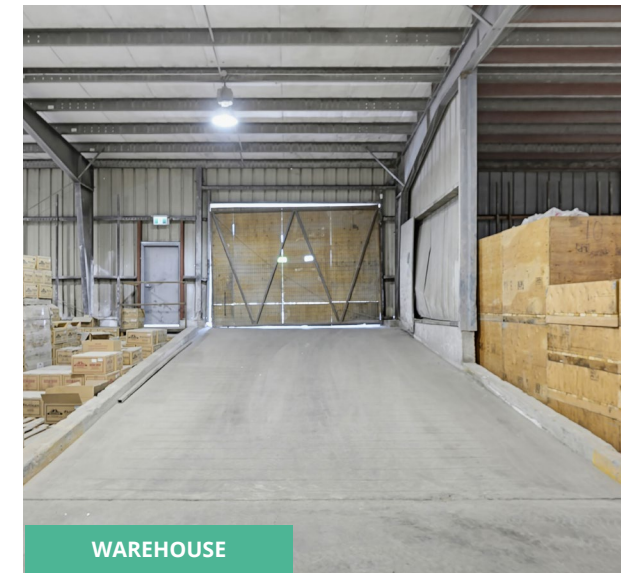
Location

The property is positioned on the north side of 98A Avenue and Golden Ears Way, just east of 192nd Street in Port Kells, one of Metro Vancouver's most sought-after industrial nodes.

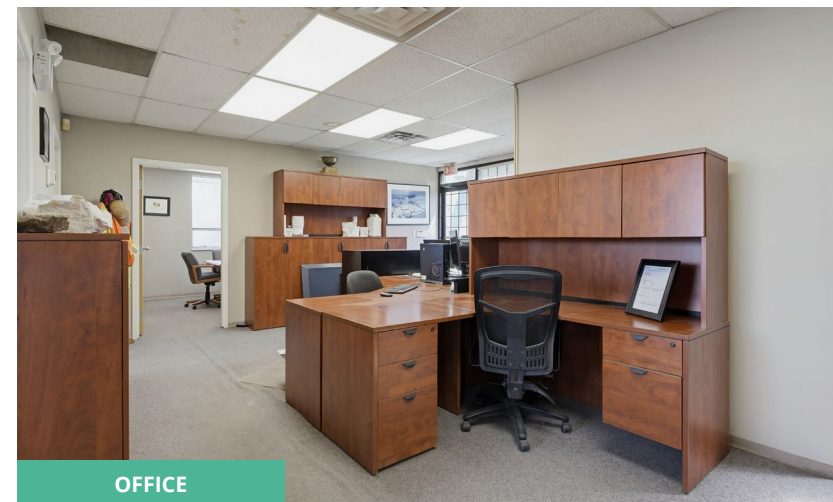
Situated just 1.8 kilometres from the Highway 1 interchange at 192nd Street, the location offers exceptional connectivity to key transportation corridors, including Highway 1, Golden Ears Bridge, Highway 17 (South Fraser Perimeter Road) and Highway 15, providing quick access to all areas of Metro Vancouver and the Fraser Valley. Occupiers will also benefit from proximity to a wide range of restaurants, services, retailers and transit options along 96th Avenue and 200th Street.



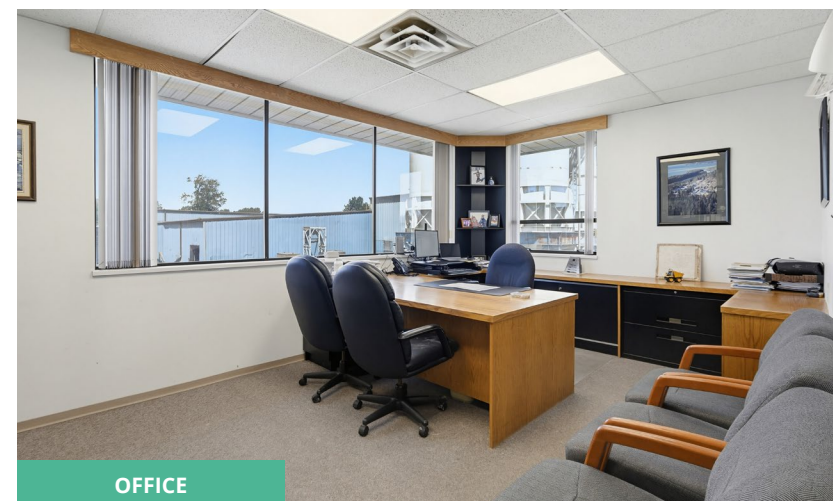
WAREHOUSE



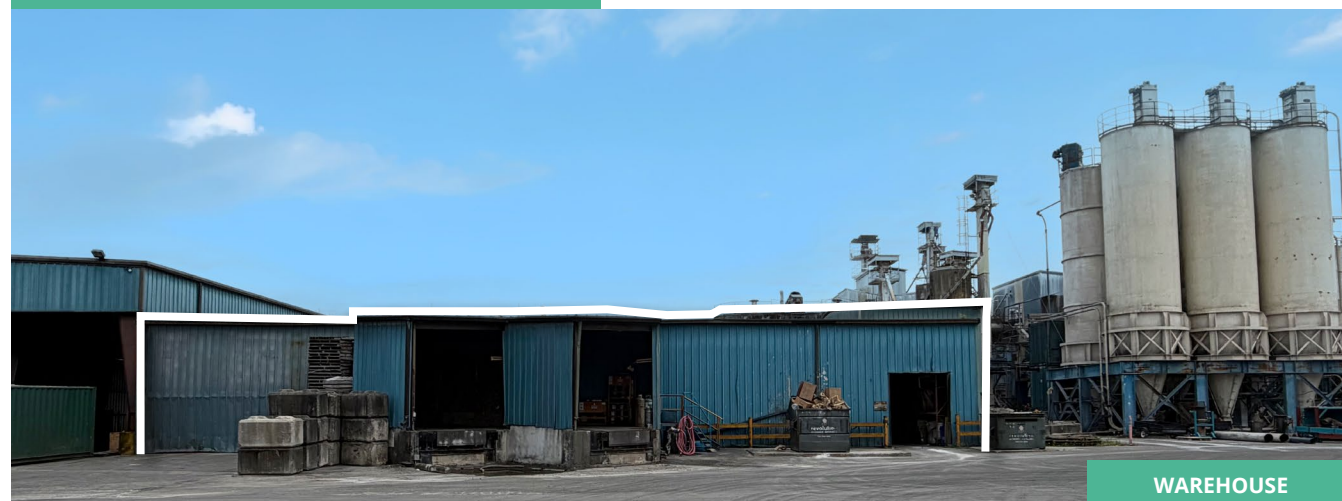
WAREHOUSE



OFFICE











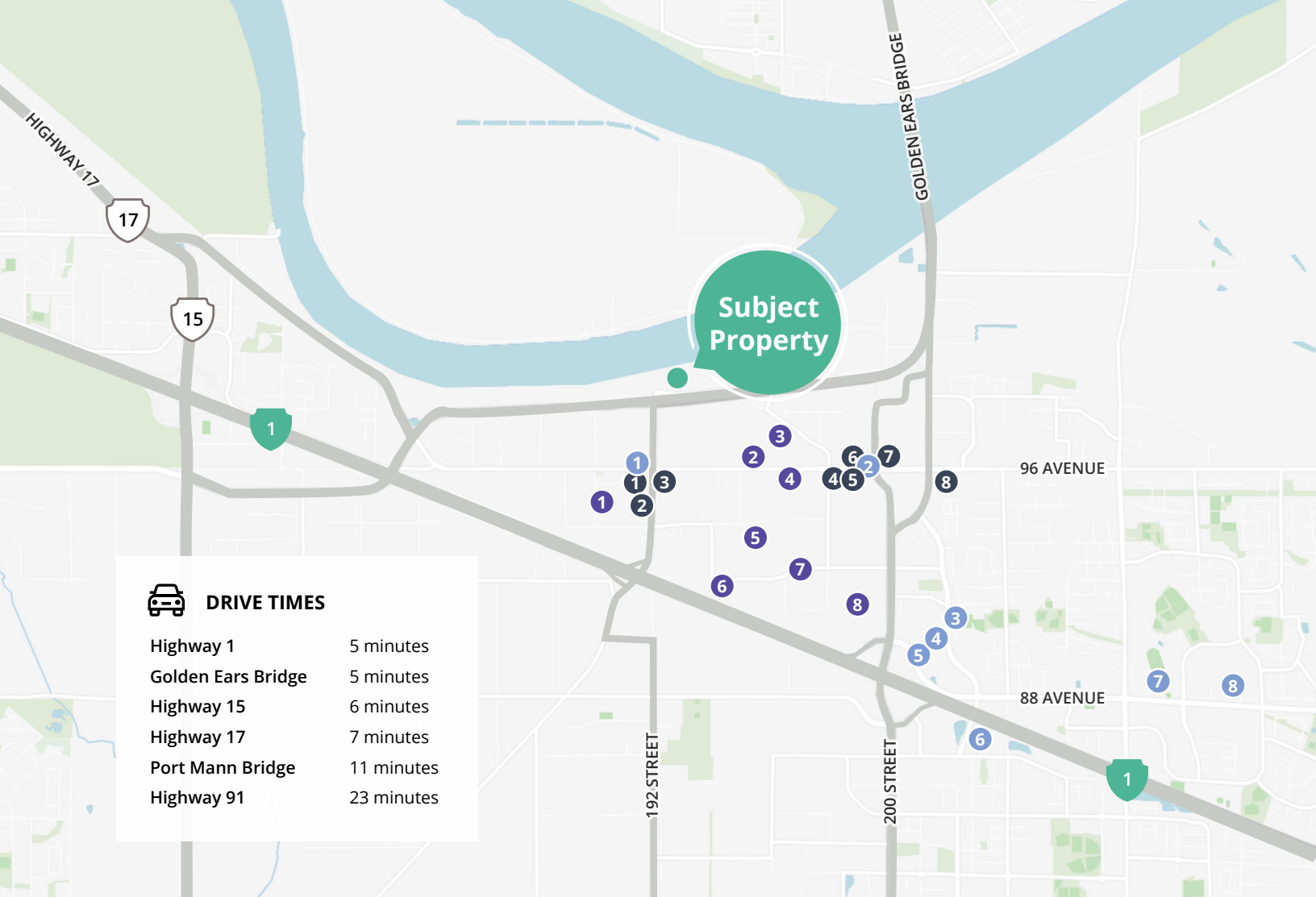
OFFICE



WAREHOUSE

Property highlights

-  11,282 sf of warehouse space and 1,808 sf of non-adjointing office space
-  Fenced and paved excess yard area, suitable for outside storage and parking
-  21' clear ceiling height on the east side and 17' clear ceiling height on the west side of the warehouse
-  200 amps, 480 volts, 3-phase electrical service with step down transformer for 120/240 volts
-  Two (2) dock loading platforms
-  New 12' x 14' grade-level loading door to be constructed
-  LED lighting in the warehouse and office
-  HVAC throughout the office area
-  Ample truck maneuvering space



SHOPPING & SERVICES

1. Esso Gas Station
2. Chevron Gas Station
3. Langley Sportsplex
4. Fresh St. Market
5. Shoppers Drug Mart
6. Carvolth Exchange
7. Walnut Grove Community Centre
8. Save-On-Foods

RESTAURANTS

1. Subway
2. Port Kells Cafe
3. The Baron's Manor
4. A&W
5. Subway
6. Tim Hortons
7. McDonald's
8. Popeyes Louisiana Kitchen

NEARBY INDUSTRIAL BUSINESSES

1. Emco Fire Protection
2. Norelco Crane Services
3. Leavitt Machinery
4. Gregg Distributors
5. Premium Brands Distribution Centre
6. Finning Canada Power Systems
7. EECOL Electric
8. Best Buy Distribution Centre

Contact us for more information

Joe Lehman*, Principal
 604 757 4958
 joe.lehman@avisonyoung.com
**Joe Lehman Personal Real Estate Corporation*

Jen Schroer, Associate
 604 647 1359
 jen.schroer@avisonyoung.com

Garth White*, Principal, SIOR
 604 757 4960
 garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
 YOUNG**

**BEST
 MANAGED
 COMPANIES**
 Platinum member