



Golden Ears Bridge

190th Street

96th Avenue

FOR LEASE

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3,236 SF Industrial Warehouse with Office Unit in Port Kells

Unit 102 - 18935 96th Avenue, Surrey

This prime Port Kells industrial unit features 2,861 SF of warehouse & office space, 375 SF of storage mezzanine and one grade-level loading door.

Location

The Port Kells industrial park stands as a prominent hub for industry, serving the Lower Mainland and attracting a diverse range of businesses. Renowned for its strategic positioning between Vancouver and the Fraser Valley, Port Kells is the preferred destination for companies seeking optimal access to key transportation routes. This property benefits from proximity to 200th Street, 192nd Street, and Highway #15, offering direct connections to the Trans-Canada Highway. Additionally, it provides convenient access to the Golden Ears Bridge, facilitating entry into Maple Ridge/Pitt Meadows.

Available Area*

Ground Floor Warehouse & Office	2,861 SF
Storage Mezzanine	375 SF
Total Area	3,236 SF

Features

- Open concept office/reception area on ground floor
- One (1) handicap accessible washroom
- 20' clear height
- One (1) grade-level loading door (12' x 14')
- Two (2) skylights
- One (1) ceiling fan
- Gas fired heating
- Up to 200 amp power upgrade available

Zoning

IL (Light Impact Industrial Zone) allowing warehousing, distribution, light impact industry and limited office and service uses.

Lease Rate

\$19.00 per square foot per annum, fully net

Operating Costs & Taxes (est. 2026)

\$5.75 per square foot per annum

Availability

30 to 60 days notice

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Floor Plan

