

FOR SALE OR LEASE

**9760
190 STREET
SURREY, BC**

Professionally managed by

Beedie/

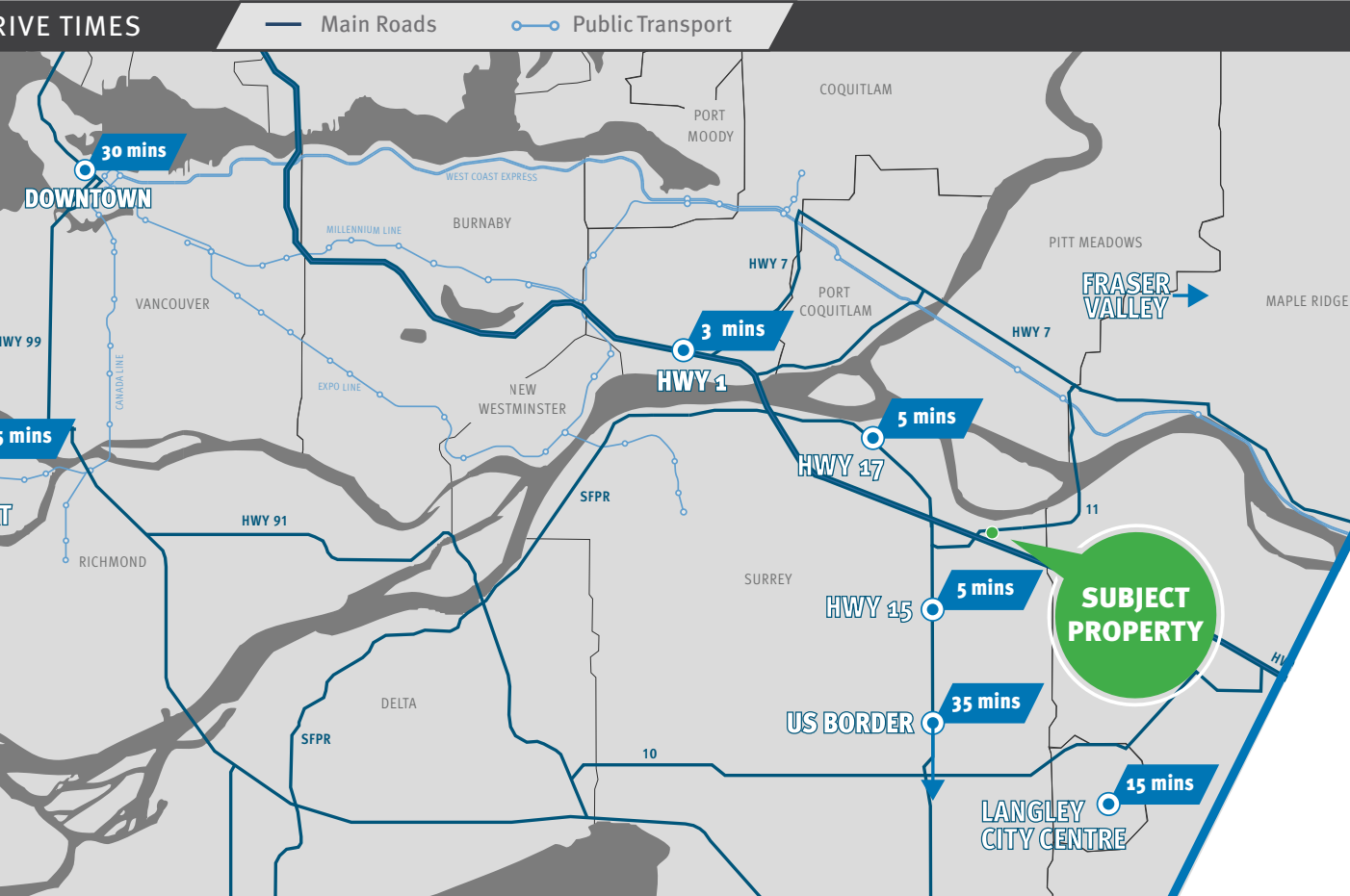
Marketed by

**AVISON
YOUNG**

4.88 acre paved site with 40,400 SF of office, warehouse & storage improvements in the heart of Port Kells

OPPORTUNITY

The Subject Property offers exceptional scale and versatility for logistics, manufacturing, and outdoor storage users, enhanced by existing yard infrastructure and a prime location. Beedie can also deliver build-to-suit solutions for sale or lease, tailored to meet a tenant's or purchaser's requirements. Short-term lease opportunities are available.



LOCATION

Situated in Port Kells, just north of Highway #1 and east of 200th Street along 190th Street. Port Kells is regarded as one of the region's most desirable industrial nodes, thanks to its central location and excellent connectivity to Metro Vancouver via the Trans-Canada Highway. The area also offers convenient access to 200th Street, the Golden Ears Bridge, Highway #17, and the U.S. border, and transit options, including nearby bus stops and the Gilmore SkyTrain Station, a mere 10-minute walk from the property.

PROPERTY DETAILS

Building Area*

Warehouse 1	9,000 SF
Warehouse 2	20,500 SF
Office/Warehouse 3	9,250 SF
Warehouse 4	1,650 SF
Total	40,400 SF

*Square footages shown are approximate; tenants to confirm if required

Site Size

4.88 acres

Zoning

IL (Light Impact Industrial) permits a wide range of industrial activities, including warehousing, production, and yard-intensive operations.

OFFERING

Flexible development opportunity with options for land sale, build-to-suit sale or lease, or ground lease.



BUILD-TO-SUIT

On a sale or lease basis, Beedie can offer flexible build-to-suit options designed to meet an occupiers unique operational requirements. Low site coverage, logistics or specialized design builds can all be accommodated.

Pricing is on a proposal basis, for more information please contact the listing team.



LAND SALE

Asking Price

Please contact listing agents

Available

Vacant possession available with 120 days notice



LAND LEASE

Lease Term

Flexible short or long lease term options

Lease Rate

\$4.50 PSF, net

Available

2.14 acres available immediately
4.88 acres available with 120 days notice

*Half of the site is currently occupied under a short-term tenancy with a termination option

PROPERTY HIGHLIGHTS



Rare large format industrial site



Additional structures on site for storage

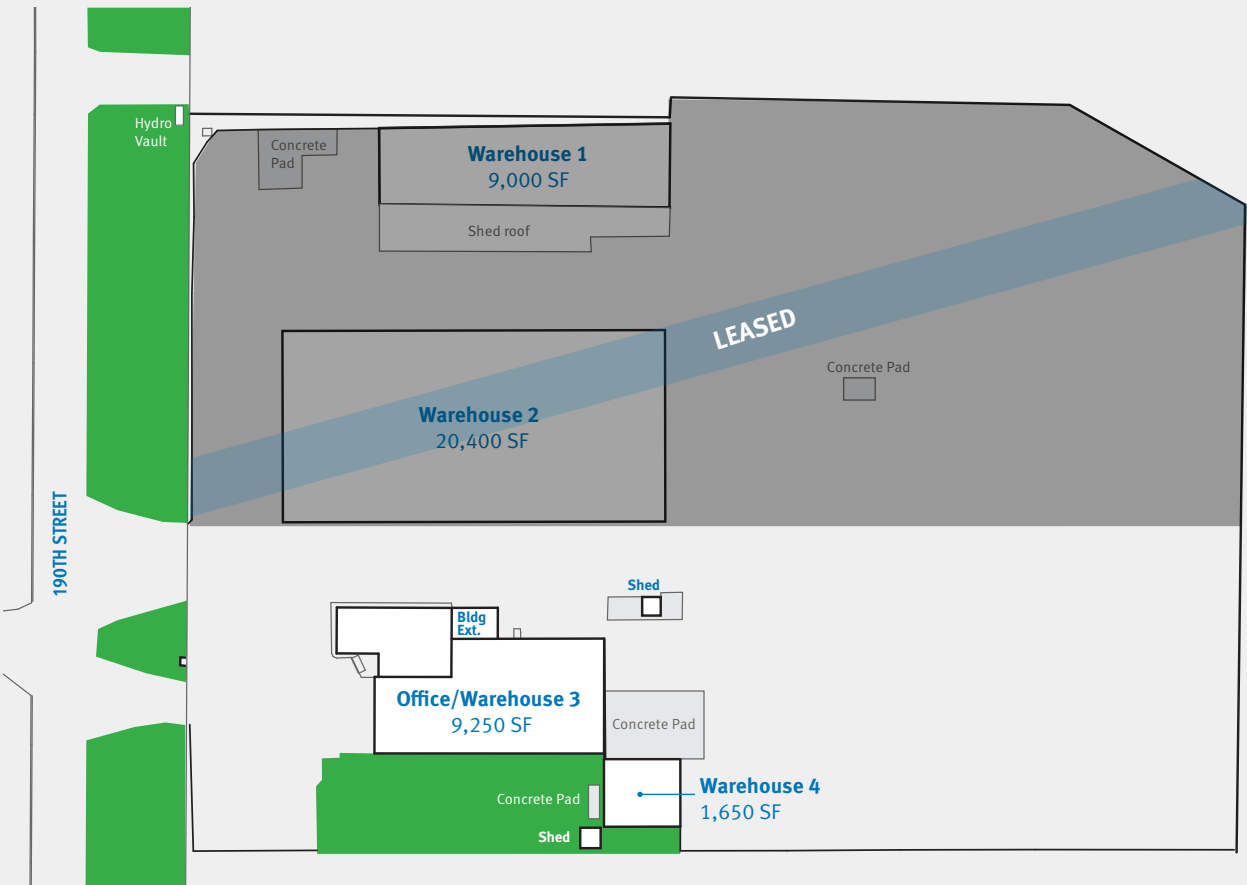


Strong surrounding industrial neighbours



Excellent regional connectivity

SITE PLAN



PHOTOS

For more property photos, [click here](#)



ABOUT THE PROPERTY MANAGER

Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada’s largest industrial and residential developers, and property managers, servicing over 170 properties totalling over 16 million square feet of leasable space across British Columbia and Alberta. With decades of in-house property management experience, our dedicated and qualified team provides proactive and responsive service to our diverse portfolio of clients.

As Beedie grows its operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario and Las Vegas, Nevada.

www.beedie.ca



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SURREY, BC

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**AVISON
YOUNG**

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www.beedie.ca