

PRICE REDUCED!



9548 192nd Street, Surrey

Industrial Owner-User Opportunity **for sale**

23,196 square feet on 1 acre in Port Kells. A unique opportunity to own a stratified, multi-tenant facility in the most sought-after industrial area of the Fraser Valley.

Accelerating success.

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Opportunity

An opportunity to purchase a 23,196 SF building in the heart of Port Kells, Surrey.

The property is situated on the east side of 192nd Street, just south of 96th Avenue in the heart of Port Kells. This location is considered superior to other industrial areas in the Fraser Valley. It offers immediate access to Highway 1 via 192nd Street and is 1 block south of 96th Avenue, the major east-west road in the area.

- Tenant in place until February 28, 2027 with an option to renew
- Potential vacant possession of entire building on March 1, 2027
- Ideal rectangular site configuration with on site parking
- Zoned IL Light Impact Industrial
- Freestanding building in a supply constrained market

~~(\$)~~ ~~\$12,750,000~~
REDUCED! \$11,900,000



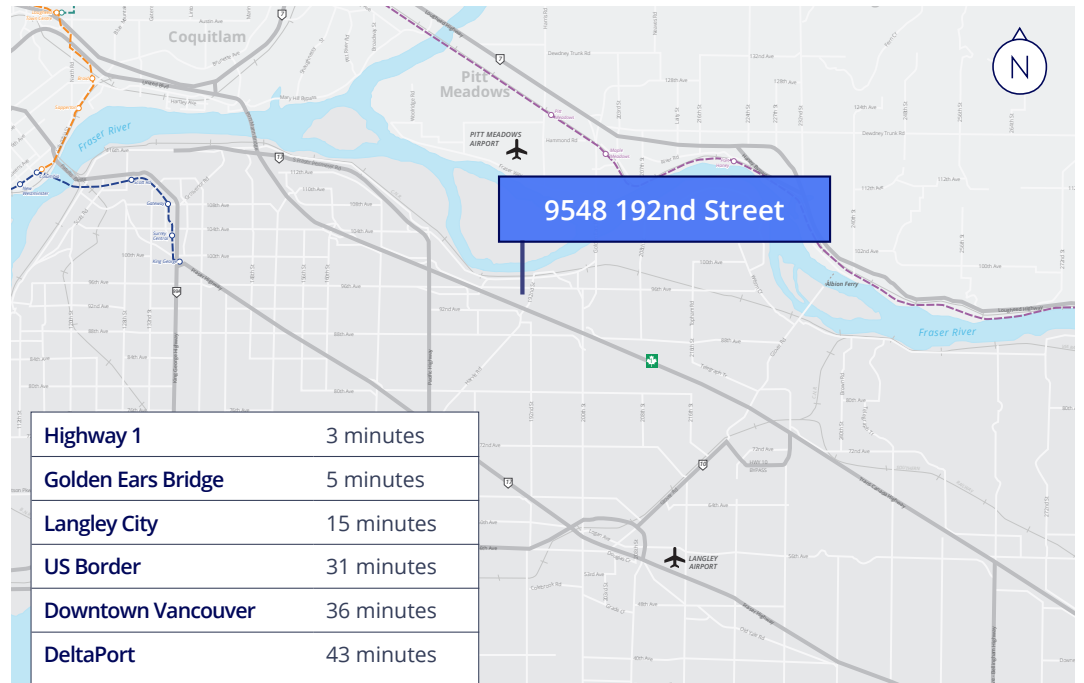
Property Features

Civic Address	9548 192nd Street, Surrey
Zoning	IL Light Industrial
Building Area	23,196 SF comprised of 4 strata units
Site Size	1.01 acres

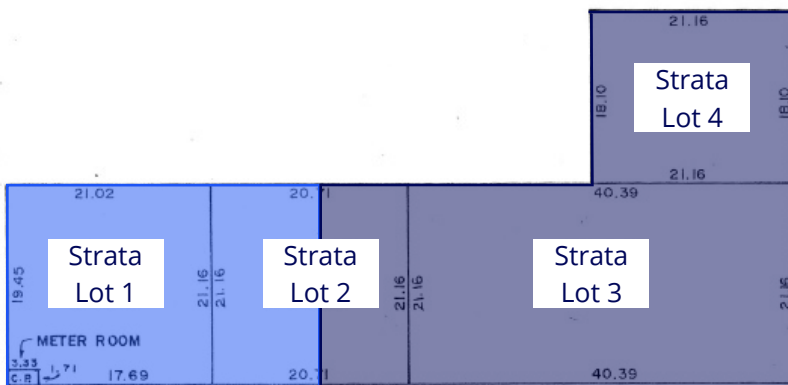


Area Breakdown

Tenant	Total Area
Vacant Possession Immediately	15,948 SF
Occupied to February 28, 2027	7,248 SF
Total	23,196 SF



Strata Plan





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