

For Sale or Lease

CBRE

UNIT 104

9488 189 Street

Surrey, BC

Seize A Rare Opportunity in Surrey's Coveted Port Kells Industrial Hub



Nick Westlake

Personal Real Estate Corporation
Vice President | Brokerage Services
604 662 5115
nicholas.westlake@cbre.com

Harry Ghag

Personal Real Estate Corporation
Vice President | Brokerage Services
604 662 5112
harry.ghag@cbre.com

www.cbre.ca/properties

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Port Kells Industrial Hub

THE OPPORTUNITY

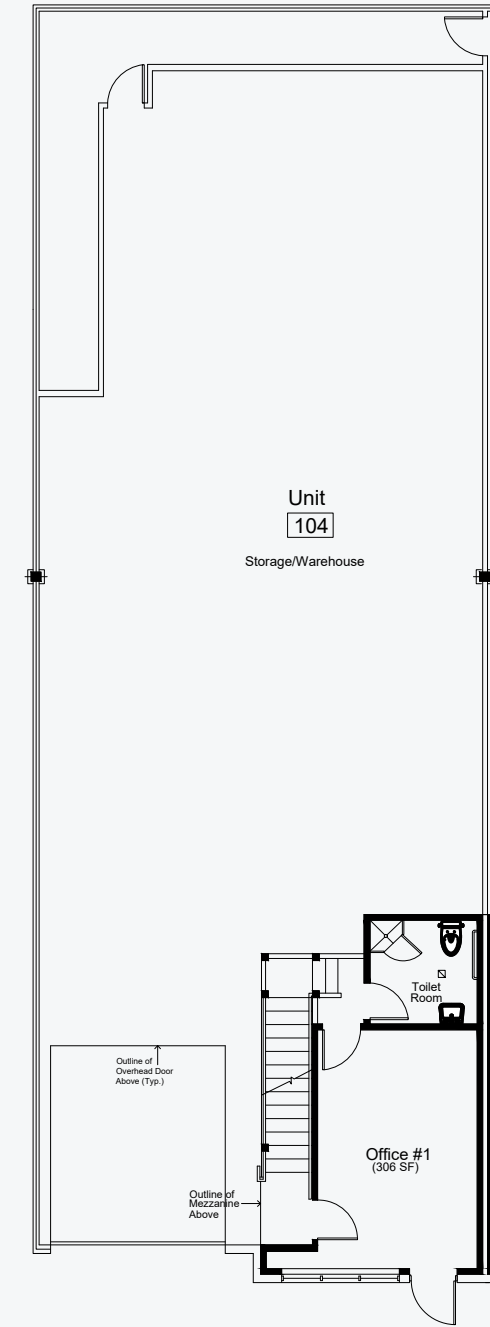
Efficient, versatile
strata warehouse.

CBRE presents a versatile strata warehouse engineered for efficiency, boasting 22.5’ ceilings, one oversized front grade door, and heavy power. The high-volume warehouse and minimal existing office space, maximizes the operational footprint for your business.

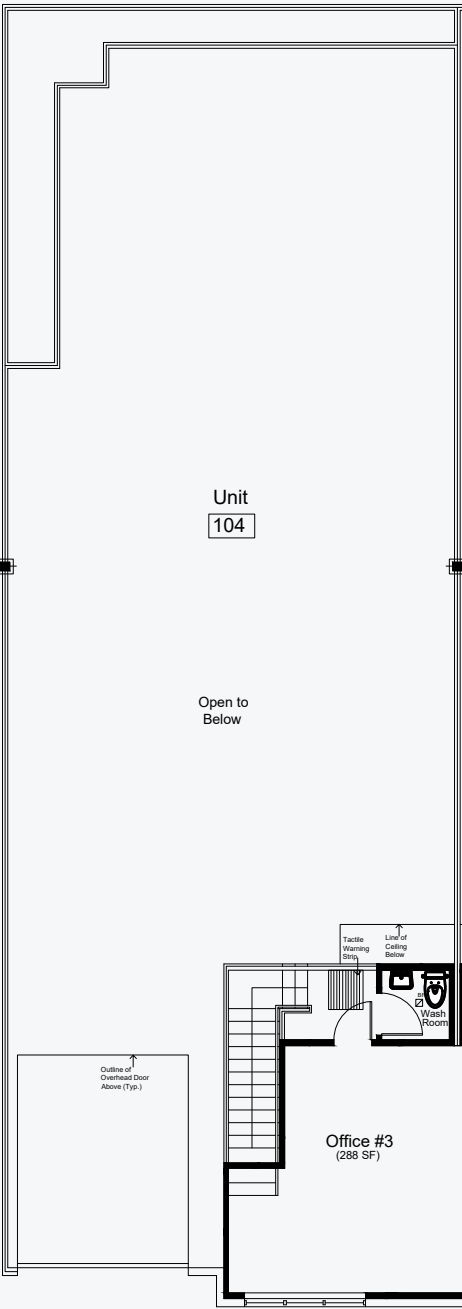
SALIENT DETAILS

Main Floor Warehouse	2,955 SF	Zoning	Strata Fees	Property Taxes
Main Floor Office/Lunchroom	305 SF	IL (Light Impact Industrial)	\$664.20 (2026)	\$20,262.59 (2026)
Second Floor Office	288 SF		Lease Rate	Asking Price
Mezzanine Storage	573 SF		\$19.00 PSF	\$2,475,000
Total	4,121 SF			

MAIN FLOOR
PLANS NOT TO SCALE



MEZZANINE



UNIT DETAILS



1 oversized grade level loading door



200 amp, 600 volt, 3-phase power supply



Fully sprinkered



22.5’ Ceilings with skylights



Tube radiant heating in warehouse



5 parking stalls



Image has been digitally enhanced using AI-assisted editing for presentation purposes.

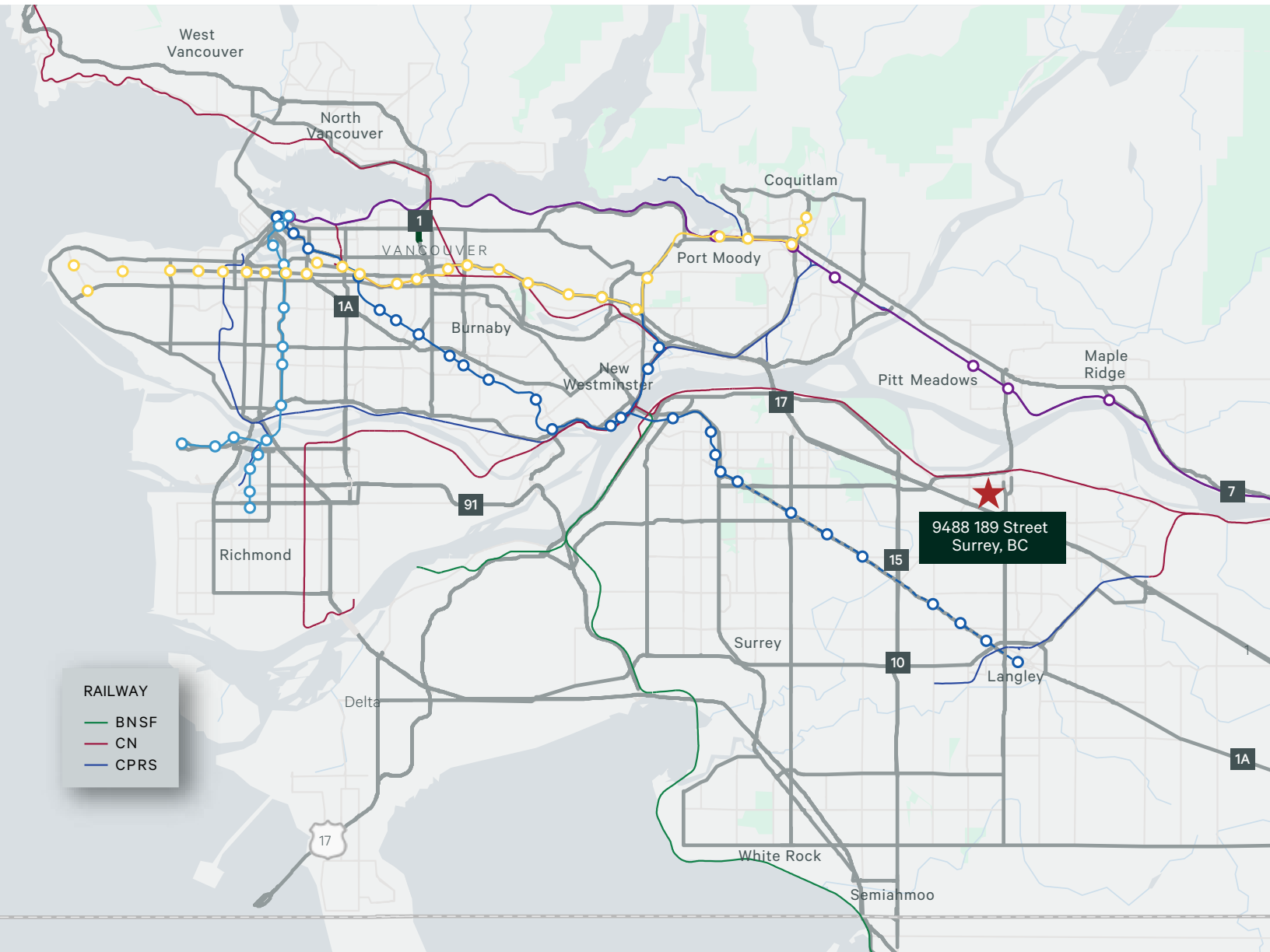


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Port Kells Industrial Hub

9488 189 Street is situated in the **Port Kells industrial submarket** of Surrey, British Columbia, recognized as one of the most prominent, highly sought-after, and strategic light-industrial and distribution hubs in the Metro Vancouver area. With direct access to Hwy 1 and Hwy 17, this premium location is specifically engineered for uninterrupted east-west transit across the entire Fraser Valley, through Metro Vancouver, connecting directly to major ports and the interior of BC.



Contact

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CBRE Limited | 1021 West Hastings Street | #2500 | Vancouver, BC V6E 0C3 | www.cbre.ca

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