

FOR SUBLEASE

18898 98 AVENUE, SURREY, BC

Tier-1 **42,090 SF**
Freestanding Facility with
Dock & Grade Loading



Sean Bagan*

Senior Vice President
+1 604 790 7204
sean.bagan@colliers.com

Josh Gaze*

Vice President
+1 604 754 9859
josh.gaze@colliers.com

Freestanding 42,090 SF With Dock & Grade Loading

18898 98 AVENUE, SURREY

Opportunity to sublease a secure, first-class industrial facility with dock and grade loading in Port Kells. The property is well suited for logistics and distribution users, offering a generous and exclusive loading court that allows for easy truck turning and efficient loading, along with high ceilings and ample parking.

Available Area*

Mezzanine	2,925 SF
Ground Floor Office	2,925 SF
Warehouse	36,240 SF
Total Area	42,090 SF

Sublease Term: Until March 30, 2030

Available: Immediately



ASKING RATE
\$14.75/SF

ADDITIONAL RENT
\$4.81/SF
(plus 5% management on basic rent)

Unbeatable Location

Port Kells is one of the most sought after industrial areas in Metro Vancouver serving as an industrial hub for the Lower Mainland. The subject property is located on a cul-de-sac on 98th Avenue and offers excellent access to the Trans-Canada Highway (Highway 1), the Golden Ears Bridge and the South Fraser Perimeter Road (Highway 17), connecting efficiently to all areas of Metro Vancouver.

Property Highlights*

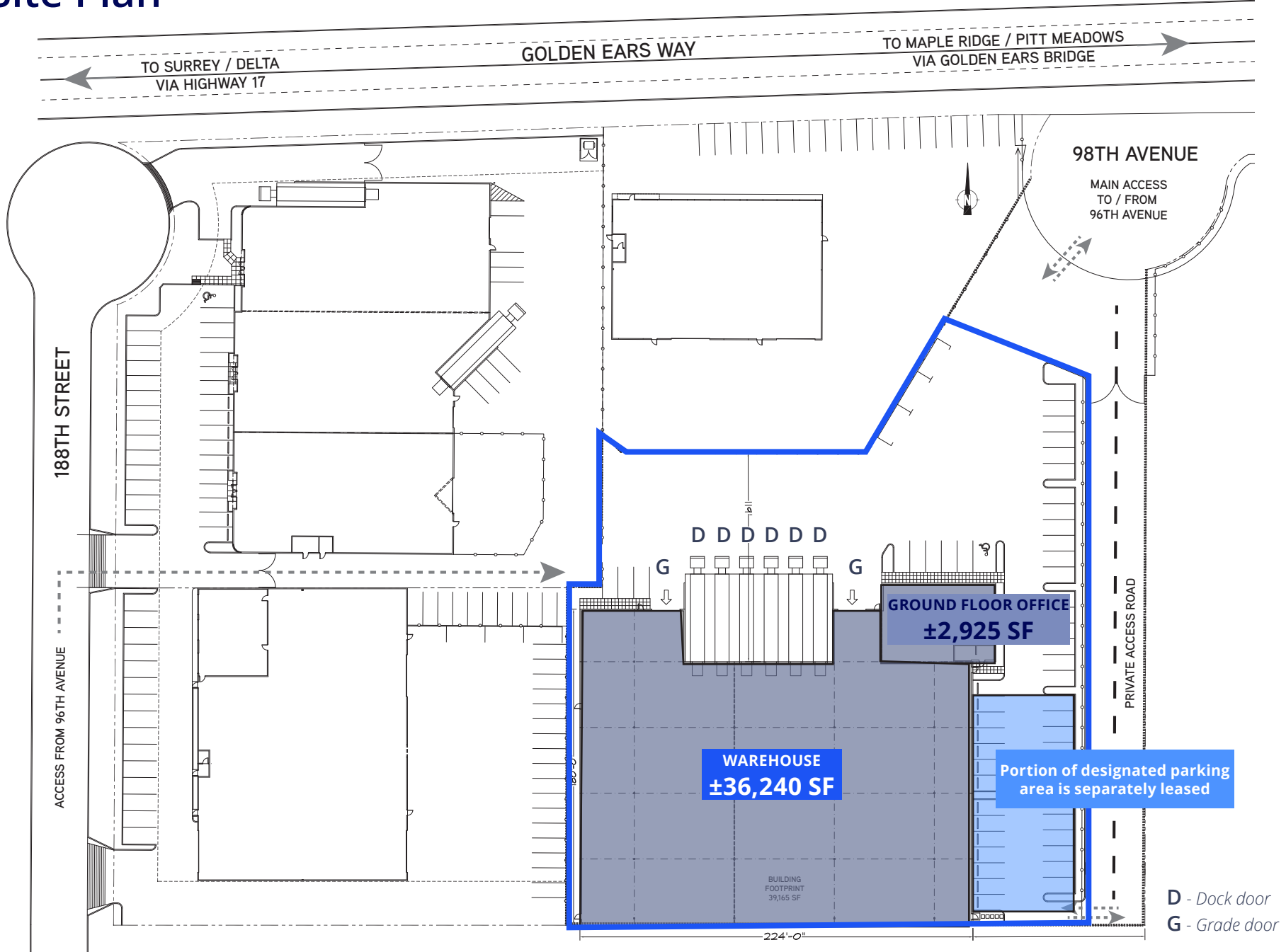
-  IL (Light Industrial) Zoning
-  Ample On-Site Parking
-  800 Amp, 600 Volt 3-phase Electrical Service
-  Two (2) Grade Level Loading Doors with Automatic Lift Systems
-  Six (6) Dock Level Loading Doors with Automatic Levellers
-  32' Clear Ceiling Height
-  LED Warehouse Lighting
-  ESFR Sprinklers
-  Skylights Throughout the Warehouse
-  Access to Highway 1 and Highway 17 Freeways

**to be confirmed by the tenant*

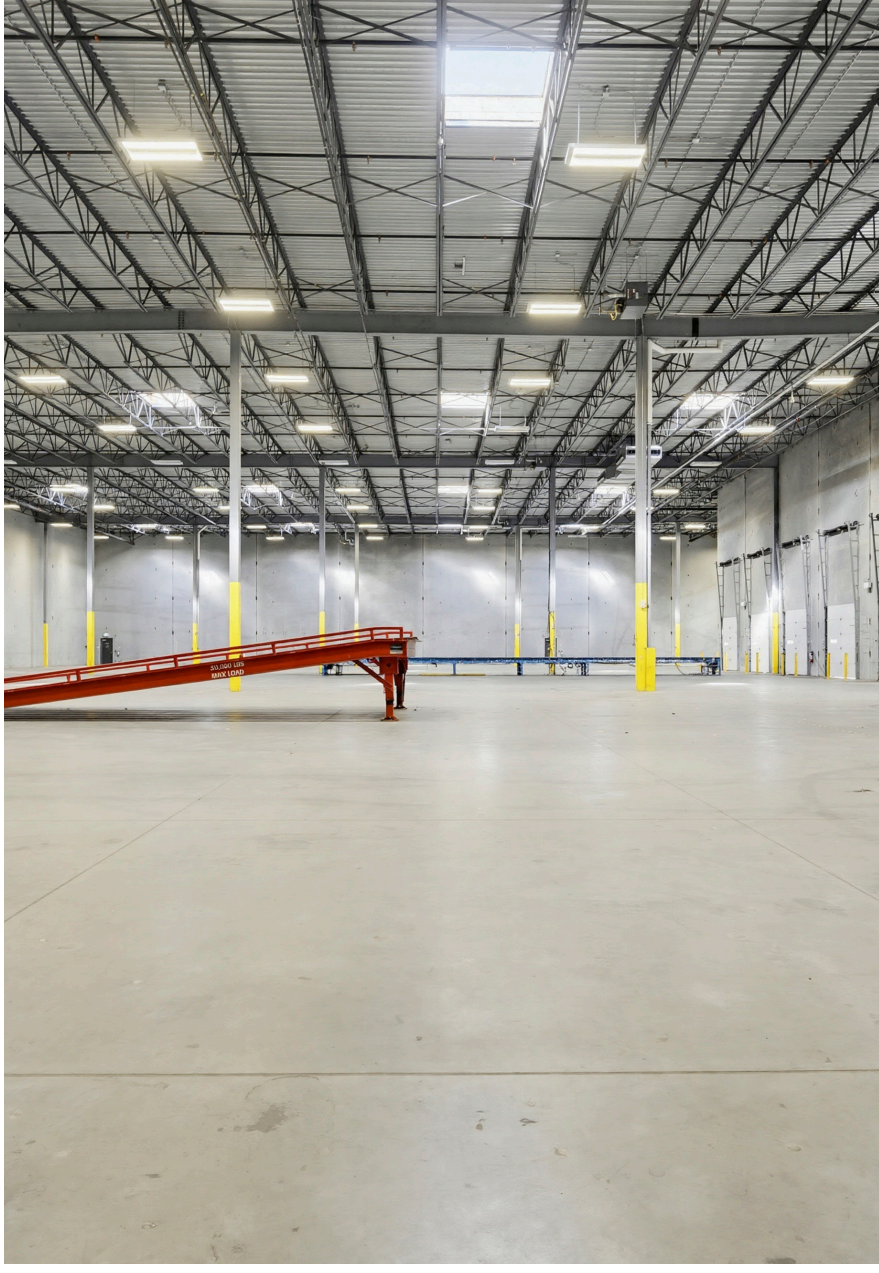
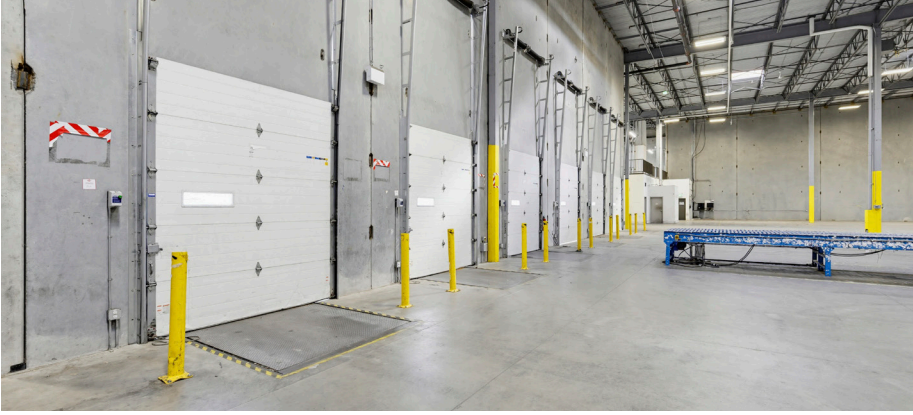
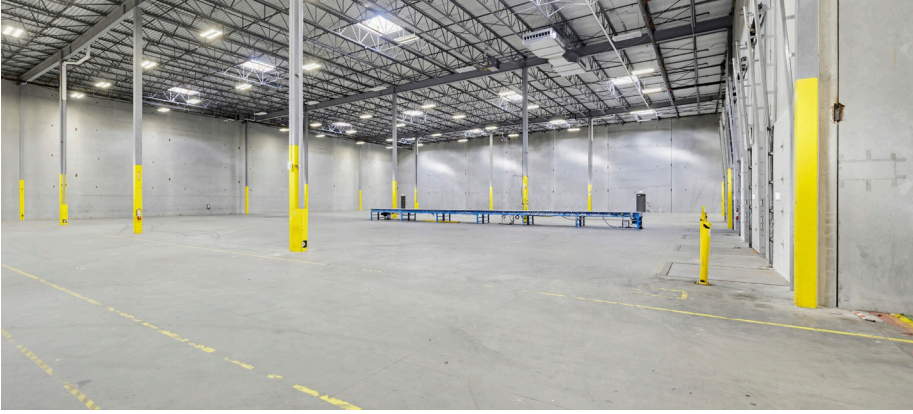
Exterior Images



Site Plan



Interior Images





For more information, contact:

Sean Bagan*

Senior Vice President
+1 604 790 7204
sean.bagan@colliers.com

Josh Gaze*

Vice President
+1 604 754 9859
josh.gaze@colliers.com



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. *Personal Real Estate Corporation