

FOR LEASE OR BUILD-TO-SUIT

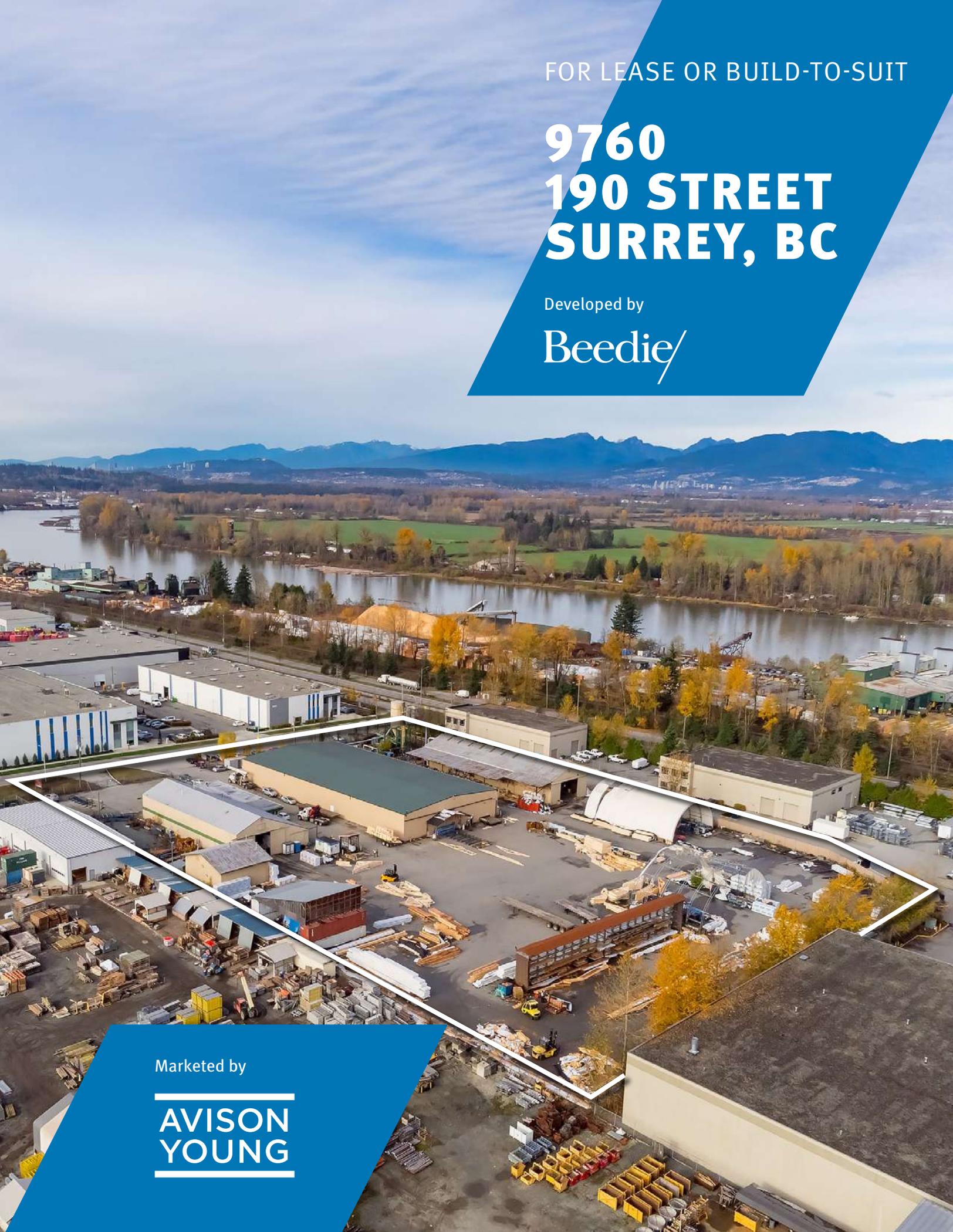
9760 190 STREET SURREY, BC

Developed 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

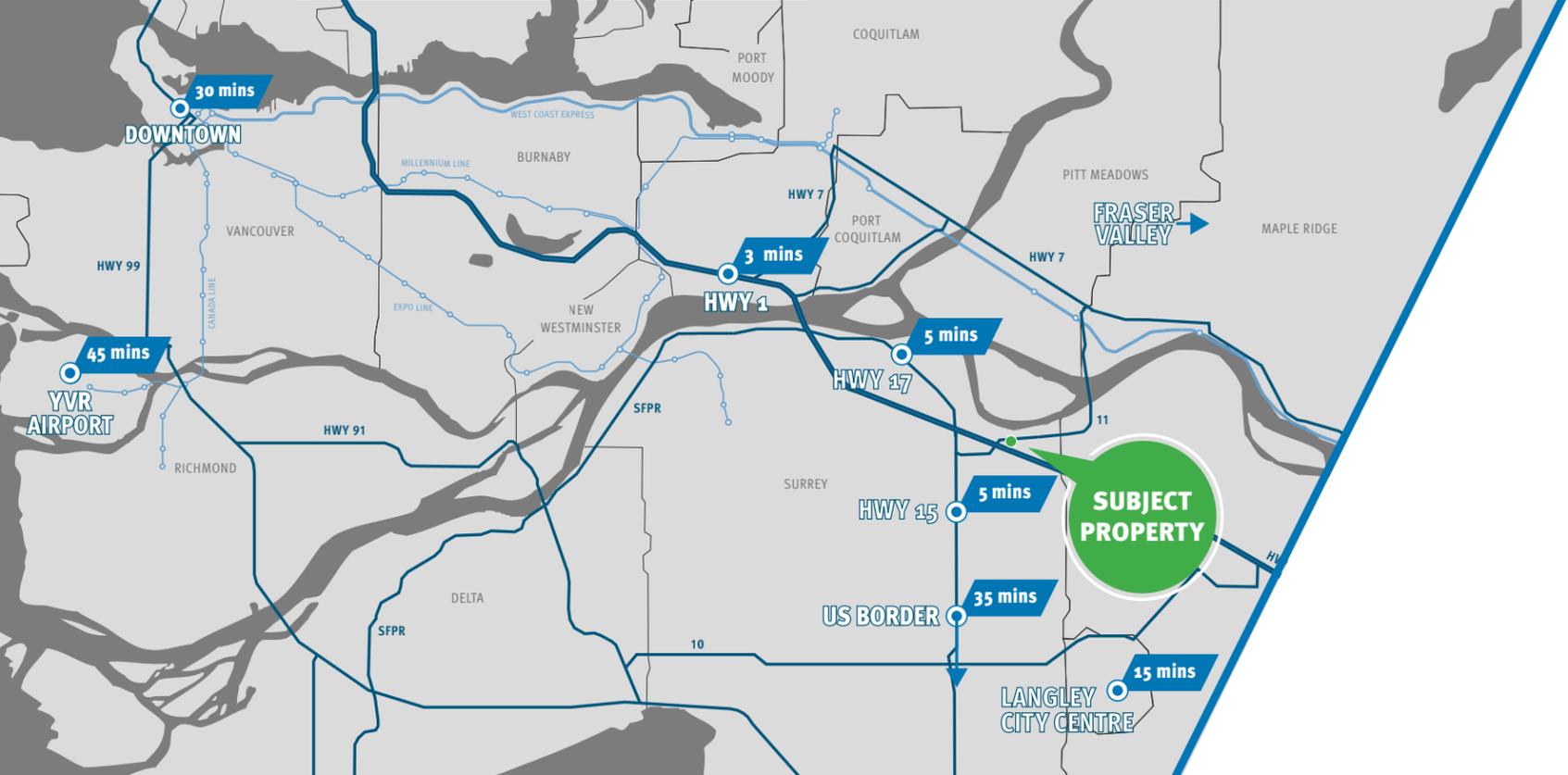
OPPORTUNITY

The Subject Property offers outstanding scale and functionality for logistics, manufacturing, and outdoor storage users, supported by robust existing yard infrastructure in a prime location. The Landlord is also able to provide build-to-suit options tailored to meet the tenant's specific requirements.



DRIVE TIMES

— Main Roads — Public Transport



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



AVAILABILITY

January 1, 2026



BUILD-TO-SUIT

The Landlord can offer build-to-suit options designed to meet the tenant's requirements.

For more information, please contact the listing team.



BUILDING LEASE RATE

Please contact listing team



YARD LEASE RATE

\$4.50 PSF, net



ADDITIONAL RENT

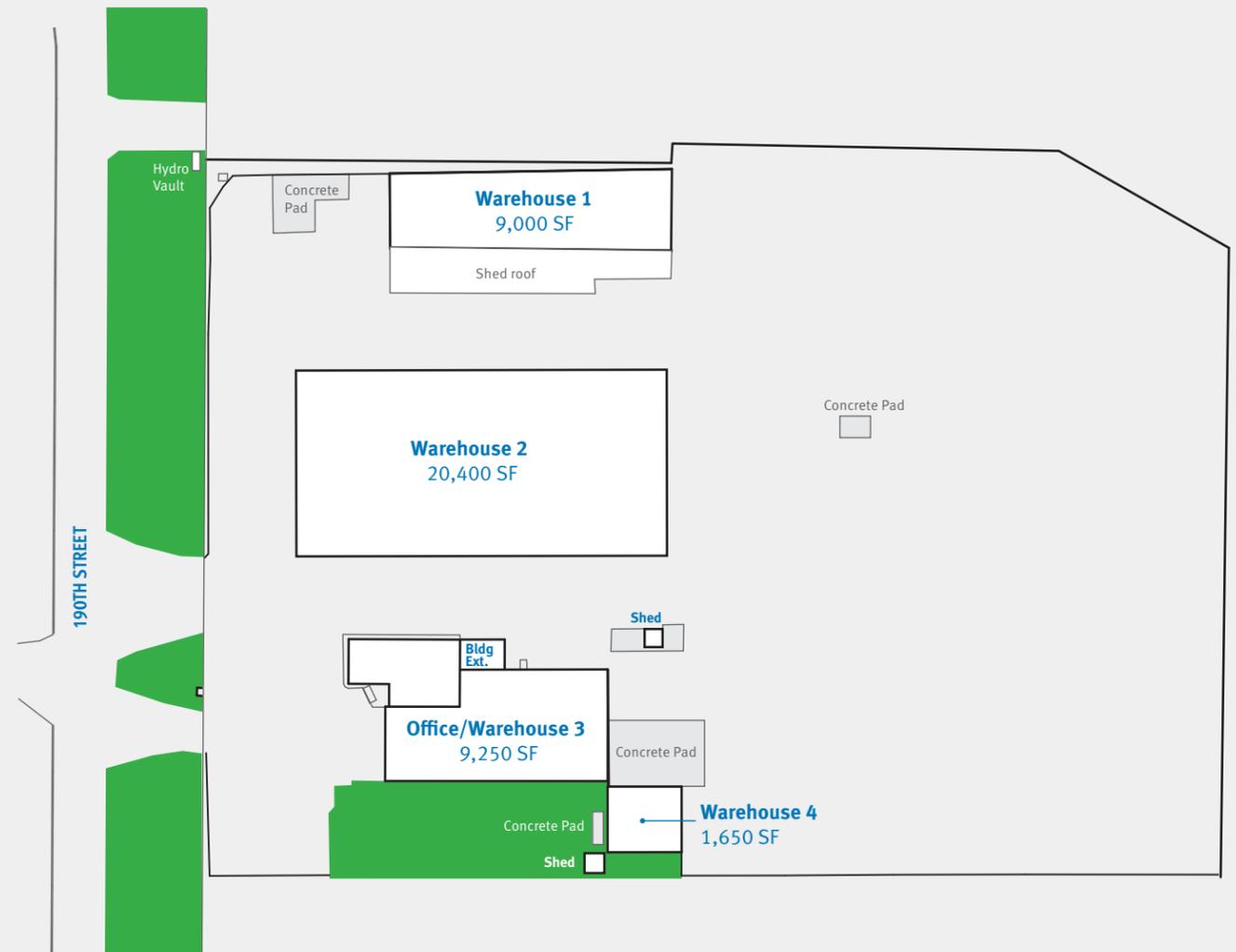
Please contact listing team



ZONING

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

SITE PLAN



PROPERTY HIGHLIGHTS



Rare large format industrial site



Additional structures on site for storage



Strong surrounding industrial neighbours



Excellent regional connectivity





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



9760 190 STREET

SURREY, BC

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**AVISON
YOUNG**

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