

**FOR SALE**  
**Unit Pricing Starting at \$655 PSF**



# ONE NINE TWO

BUSINESS CENTRE

MARKETED BY

**Colliers**

**Where Location Meets Innovation**

9688 & 9690 192nd Street, Surrey, BC

DEVELOPED BY

**Beedie/**





## STEP INTO OPPORTUNITY

Introducing One Nine Two Business Centre - Beedie's newest industrial complex in Port Kells. This cutting-edge facility offers units ranging from **10,735 SF** to **50,835 SF**, starting at **\$655 PSF** all built with Beedie's best-in-class specifications. With a total area spanning **72,420 SF** across two buildings, One Nine Two represents a significant addition to Metro Vancouver's industrial sector.

With diverse functionality in mind, each unit features towering 32' clear ceilings, which allows for smooth operations and maximizes vertical storage capacity. Every unit is equipped with both dock and grade loading, making it versatile and capable of catering to a wide range of business requirements. The building's innovative design and strategic positioning make it more than just a physical space - it represents infrastructure and calculated connectivity.



### ZONING

Light Impact Industrial



### COMPLETION DATE

Ready for Occupancy



### UNIT RANGE

10,735 SF – 50,835 SF



### 72,420 SF

Across 2 buildings



Seamlessly connected to  
**HWY 1, 7, SFPR**



### PRICING

From \$655 PSF





LOCATION MADE EASY

One of the most compelling aspects of this innovative complex is its strategic location. Positioned in the centre of Port Kells, purchasers will benefit from immediate access to key transportation routes, including Highway 1, 7, and the SFPR. This unmatched connectivity seamlessly integrates businesses with Metro Vancouver, the Fraser Valley, and beyond.

1

MINUTE

TO HIGHWAY 1

36

MINUTES

TO YVR INT'L AIRPORT

40

MINUTES

TO US BORDER



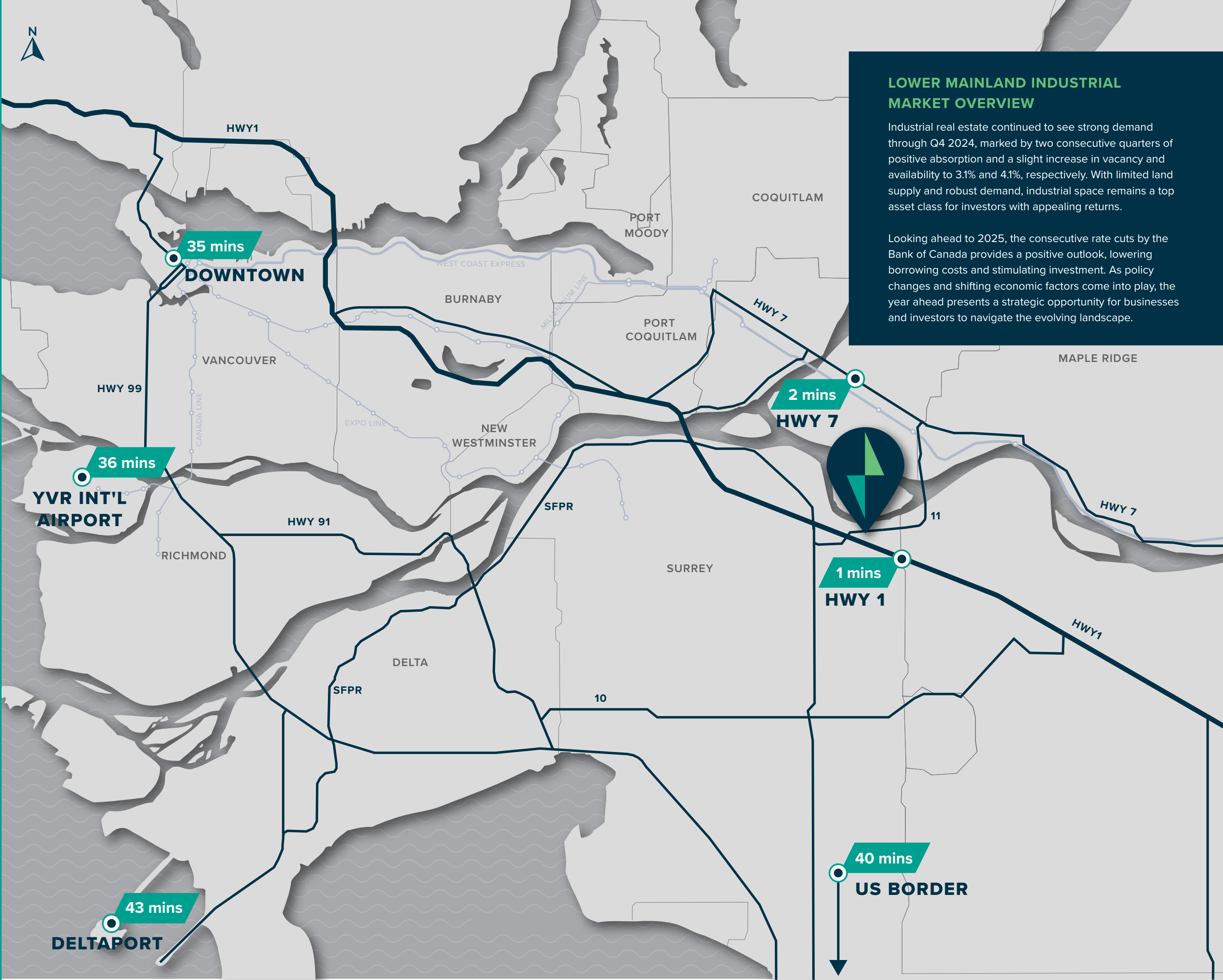
AN ABUNDANCE OF AMENITIES

One Nine Two Business Centre offers unbeatable access to amenities such as Meadowtown, Guildford, Golden Ears, and Willowbrook Shopping Centres, ensuring your business flourishes in a lively environment. Discover an array of dining options and conveniently located hotels for your esteemed clients to make the most of their visit. Additionally, Surrey offers a variety of recreational activities and cultural attractions, making it an ideal destination for both work and leisure.



PUBLIC TRANSPORTATION

Commuting is effortless when you take advantage of nearby bus stops with extensive routes and efficient Skytrain connections to neighbouring cities.



LOWER MAINLAND INDUSTRIAL MARKET OVERVIEW

Industrial real estate continued to see strong demand through Q4 2024, marked by two consecutive quarters of positive absorption and a slight increase in vacancy and availability to 3.1% and 4.1%, respectively. With limited land supply and robust demand, industrial space remains a top asset class for investors with appealing returns.

Looking ahead to 2025, the consecutive rate cuts by the Bank of Canada provides a positive outlook, lowering borrowing costs and stimulating investment. As policy changes and shifting economic factors come into play, the year ahead presents a strategic opportunity for businesses and investors to navigate the evolving landscape.

KEY FEATURES & UNIT BREAKDOWN

CONSTRUCTION

Insulated concrete tilt-up panels

DOCK & GRADE

Two (2) dock & one (1) grade loading per unit

ELECTRICAL SERVICE

200 amps at 347/600 volt dedicated service per unit

MEZZANINE

Concrete, complete with guard rail & 100 lbs/SF floor load capacity

SPRINKLERS

ESFR sprinkler system

CEILING HEIGHT

Warehouse: 32’ clear  
Mezzanine: 11’ clear

FLOOR LOAD

700 lbs/SF warehouse floor load capacity

LIGHTING

High efficiency LED

SKYLIGHTS

Two (2) 6’x6’ warehouse skylights per unit

RECIRCULATION FANS

Ceiling fans

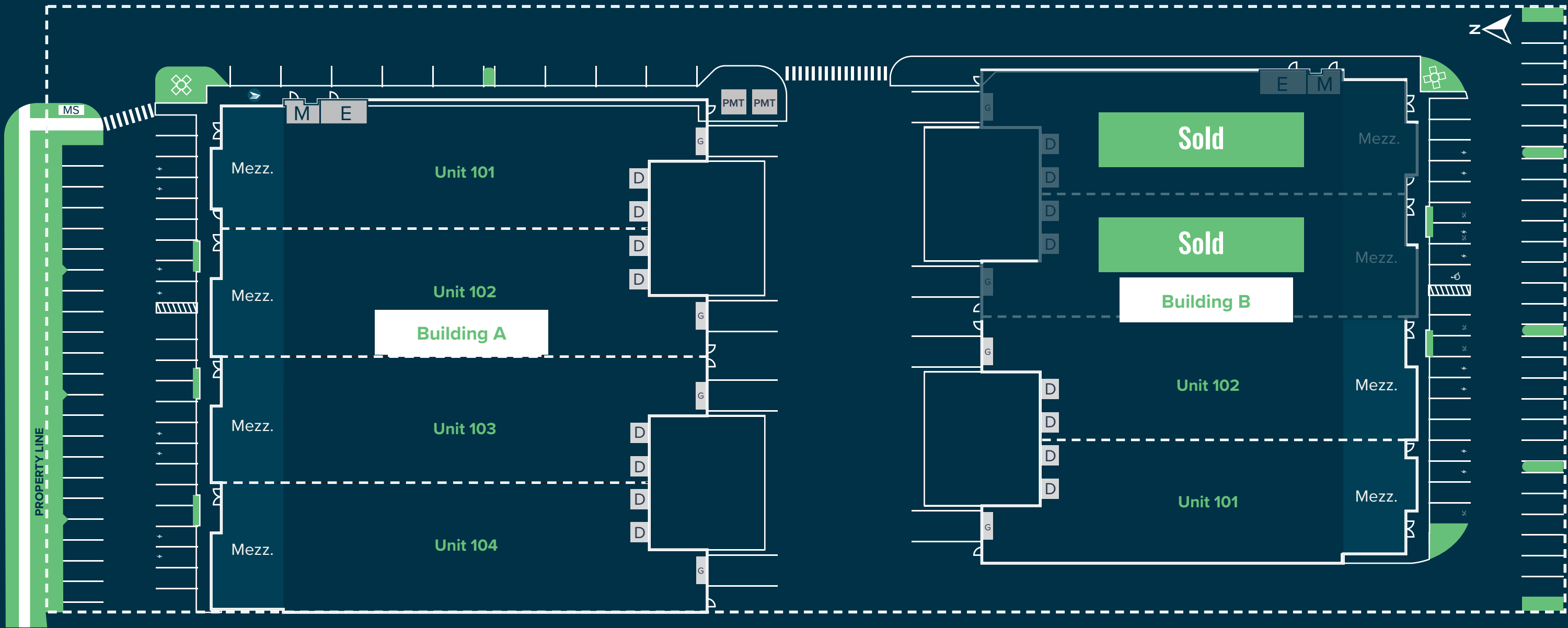
PARKING

Ample on site vehicle parking & truck maneuvering room

SERVICE PLUS

12-month warranty on all material and workmanship defects from the date of substantial completion

Beedie’s spec package sets the standard in industrial development, offering superior quality and features.



Building A | 9688 192nd Street

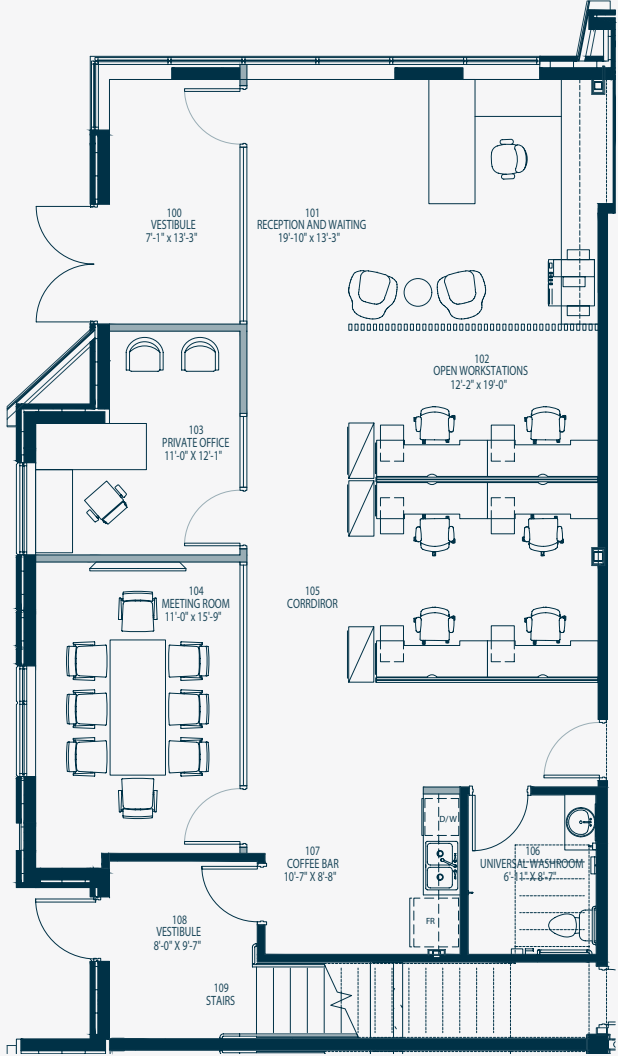
Unit	Warehouse SF	Mezz SF	Total SF	PSF	Parking	Unit	Warehouse SF	Mezz SF	Total SF	PSF	Parking
101	10,720	1,668	12,388	\$680	13	103	11,070	1,710	12,780	\$660	14
102	11,070	1,710	12,780	\$660	14	104	11,193	1,696	12,889	\$680	14
Total						44,0536,78450,83755					

Building B | 9690 192nd Street

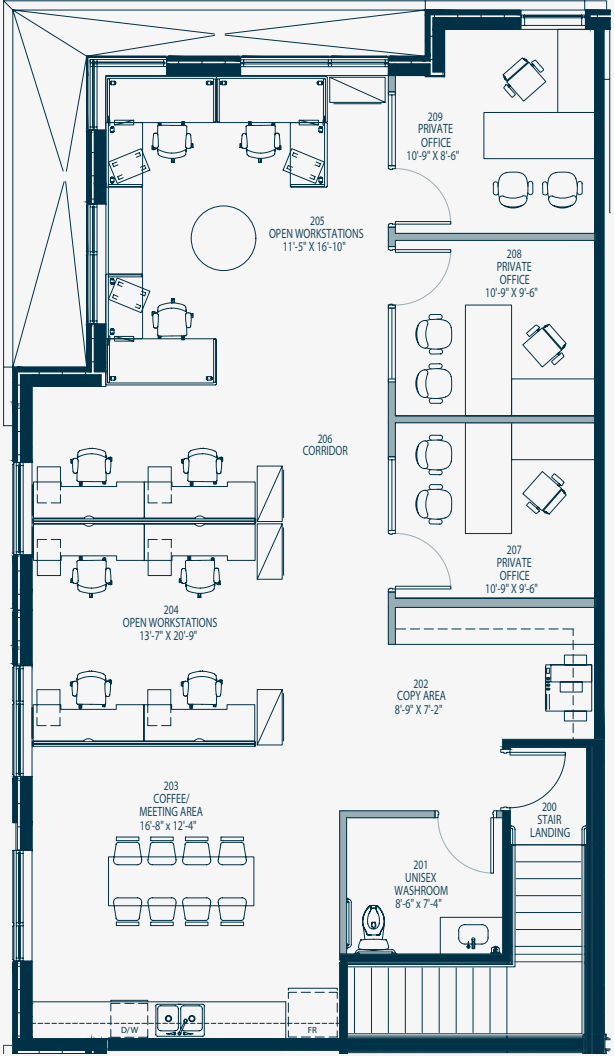
Unit	Warehouse SF	Mezz SF	Total SF	PSF	Parking	Unit	Warehouse SF	Mezz SF	Total SF	PSF	Parking
101	9,198	1,538	10,736	\$665	12	103	Sold				
102	9,203	1,644	10,847	\$655	11	104	Sold				
Total							36,394	6,402	42,796		55

POTENTIAL

# OFFICE LAYOUTS



Ground Floor



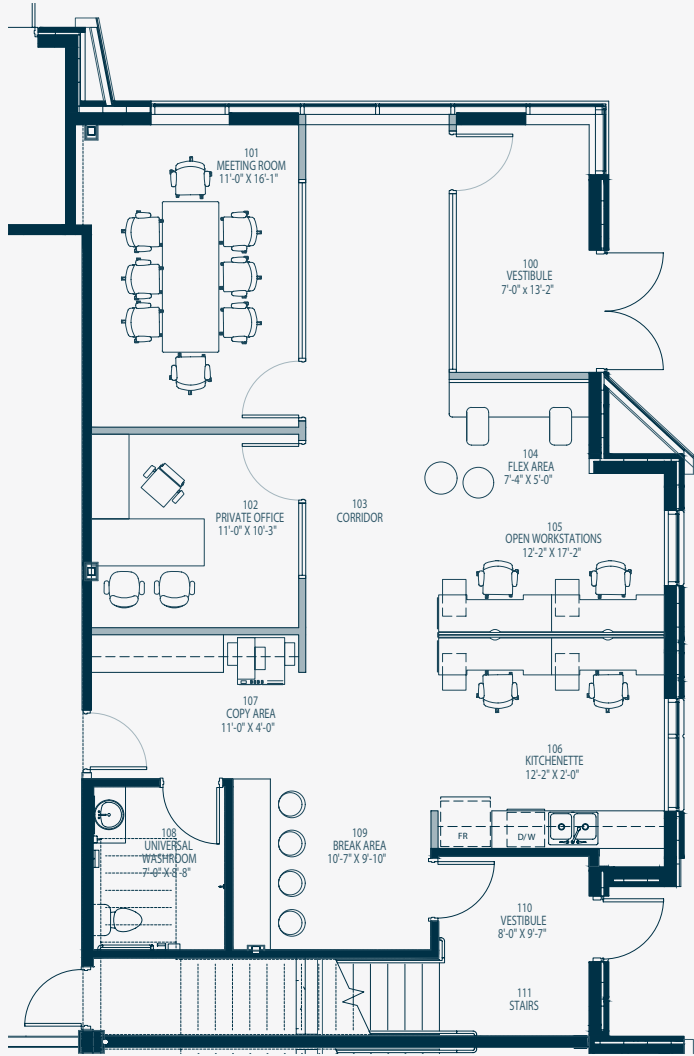
Mezzanine

**BUILDING A**

**Unit 101**

Office

Ground Floor:	1,410 SF
Mezzanine:	1,542 SF
Total:	2,952 SF



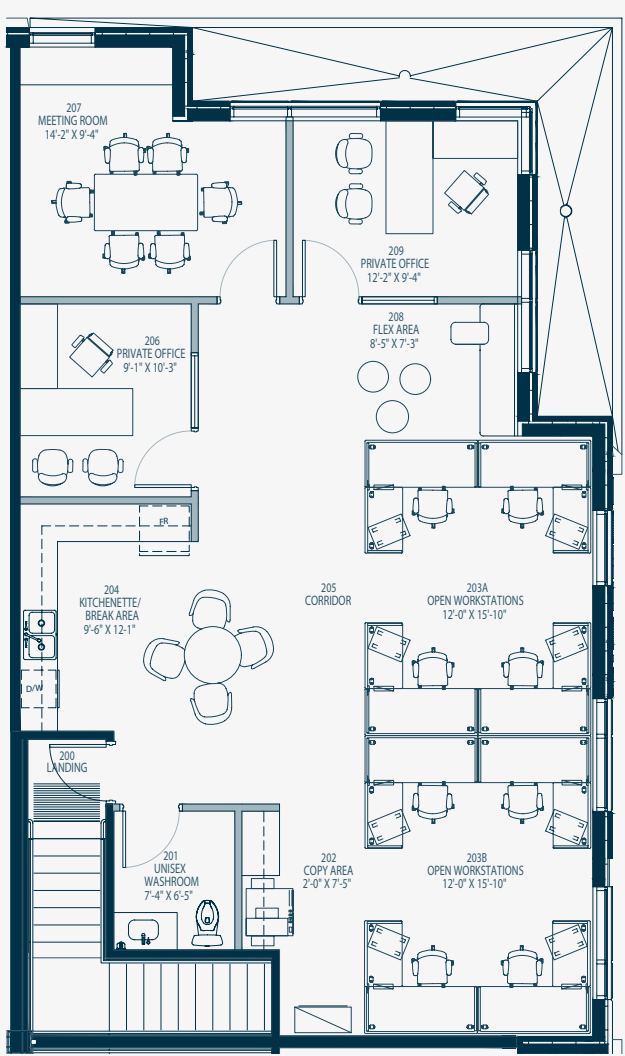
Ground Floor

**BUILDING B**

**Unit 104**

Office

Ground Floor:	1,300 SF
Mezzanine:	1,441 SF
Total:	2,741 SF



Mezzanine

## CONTACT

### **CHRIS BREWSTER**

Executive Vice President | Personal Real Estate Corporation

+1 604 662 2694

[chris.brewster@colliers.com](mailto:chris.brewster@colliers.com)

### **ADAM MITCHELL**

Vice President, Industrial | Personal Real Estate Corporation

+1 604 694 7207

[adam.mitchell@colliers.com](mailto:adam.mitchell@colliers.com)

### **DARREN CANNON**

Vice Chairman | Personal Real Estate Corporation

+1 604 662 2637

[darren.cannon@colliers.com](mailto:darren.cannon@colliers.com)

MARKETED BY

**Colliers**

DEVELOPED BY

**Beedie** Built for good

This document 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). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage