FOR SALE

Unit Pricing Starting at $565 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 **$565 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 $565 PSF

ONE NINE TWO BUSINESS CENTRE

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.

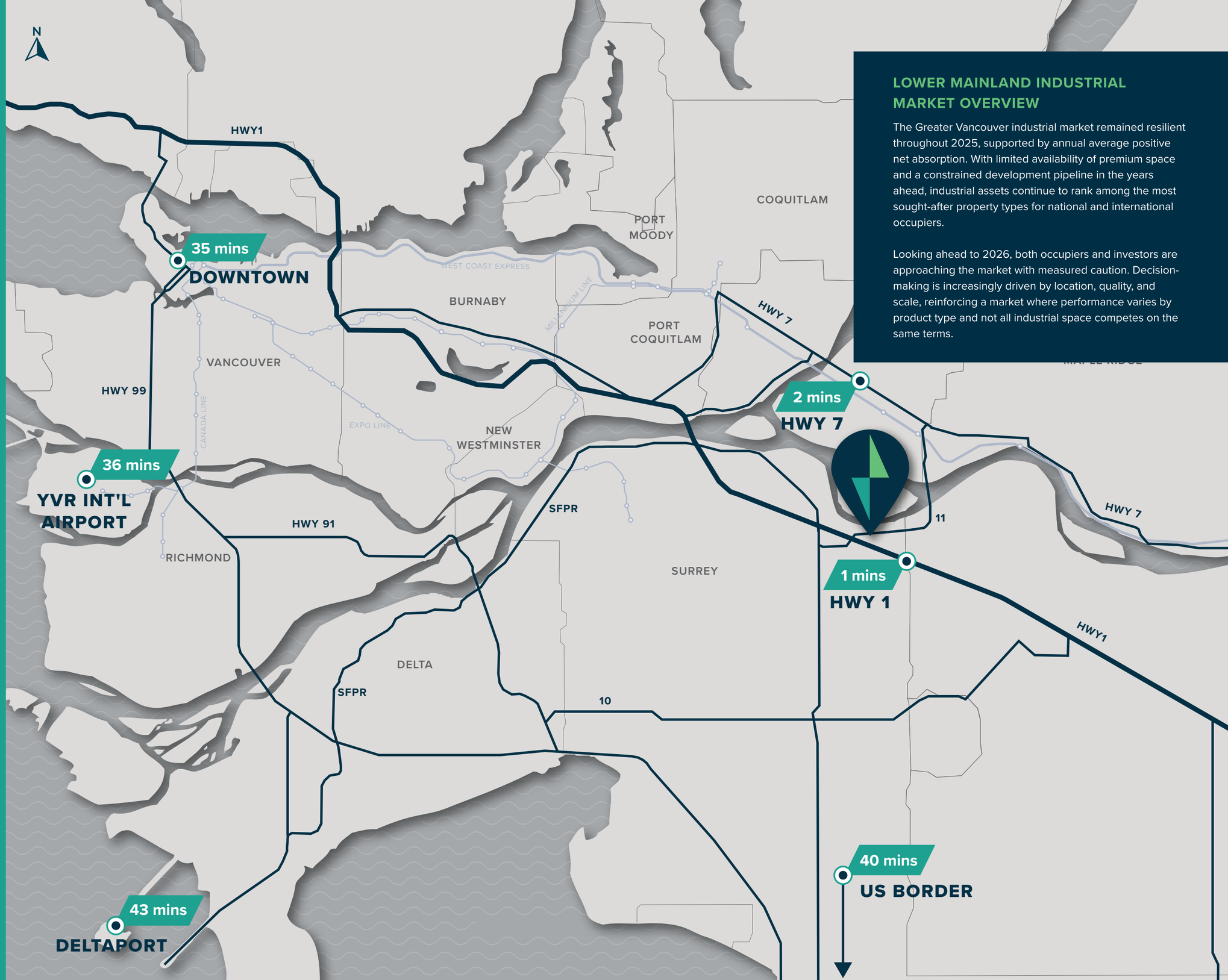
PUBLIC TRANSPORTATION

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

The Greater Vancouver industrial market remained resilient throughout 2025, supported by annual average positive net absorption. With limited availability of premium space and a constrained development pipeline in the years ahead, industrial assets continue to rank among the most sought-after property types for national and international occupiers.

Looking ahead to 2026, both occupiers and investors are approaching the market with measured caution. Decision-making is increasingly driven by location, quality, and scale, reinforcing a market where performance varies by product type and not all industrial space competes on the same terms.



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

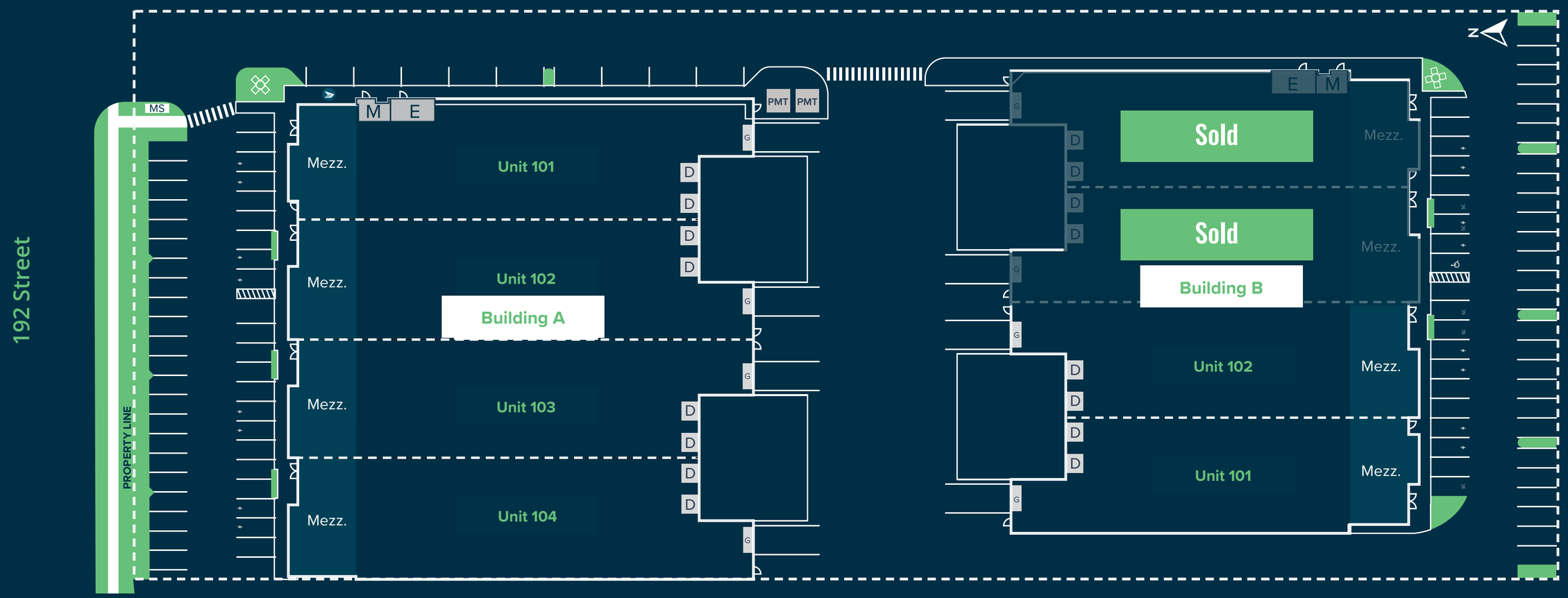
LIGHTING
High efficiency LED

SKYLIGHTS
Two (2) 6'x6' warehouse skylights per unit

RECIRCULATION FANS
Ceiling fans

PARKING
Ample on site vehicle parking & truck maneuvering room

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	Price PSF	Parking
101	10,720	1,668	12,388		13
102	11,070	1,710	12,780	$575	14
Total					

Unit	Warehouse SF	Mezz SF	Total SF	Price PSF	Parking
103	11,070	1,710	12,780	$575	14
104	11,193	1,696	12,889		14
	44,053	6,784	50,837		55

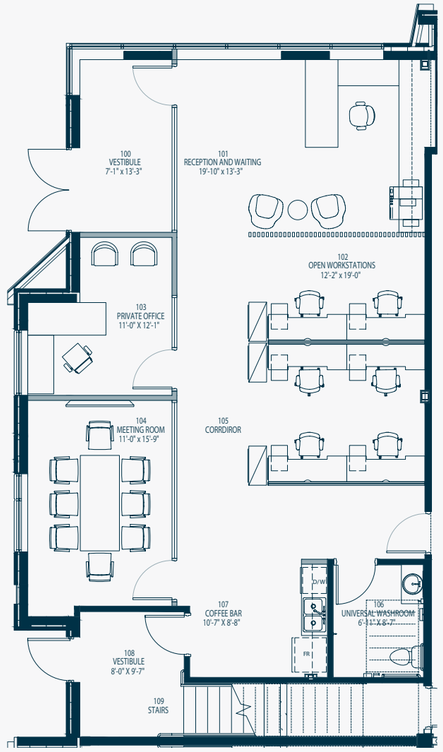
Building B | 9690 192nd Street

Unit	Warehouse SF	Mezz SF	Total SF	Price PSF	Parking
101	9,198	1,538	10,736	$565	12
102	9,203	1,644	10,847	$565	11
Total					

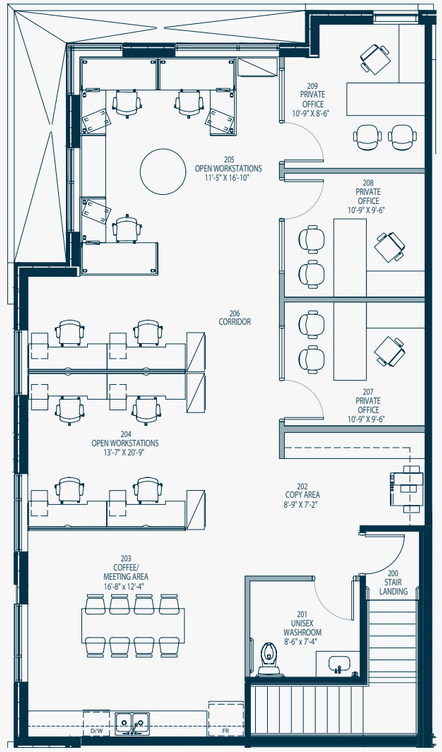
Unit	Warehouse SF	Mezz SF	Total SF	Price PSF	Parking
103	**Sold**				
104	**Sold**				
	36,394	6,402	42,796		55

POTENTIAL

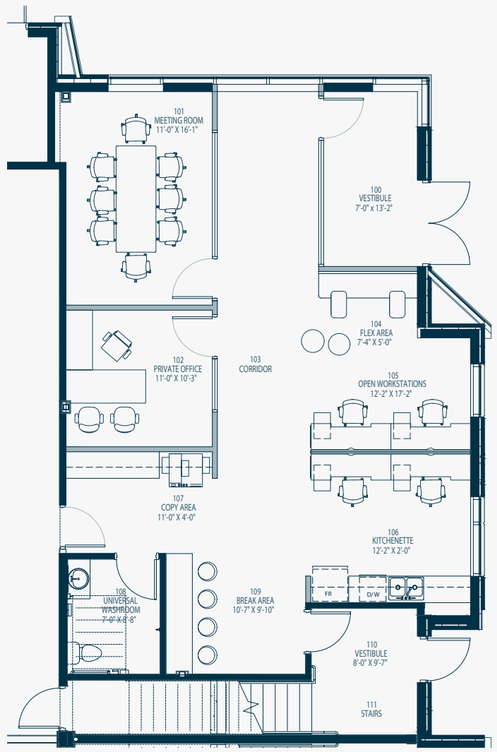
OFFICE LAYOUTS



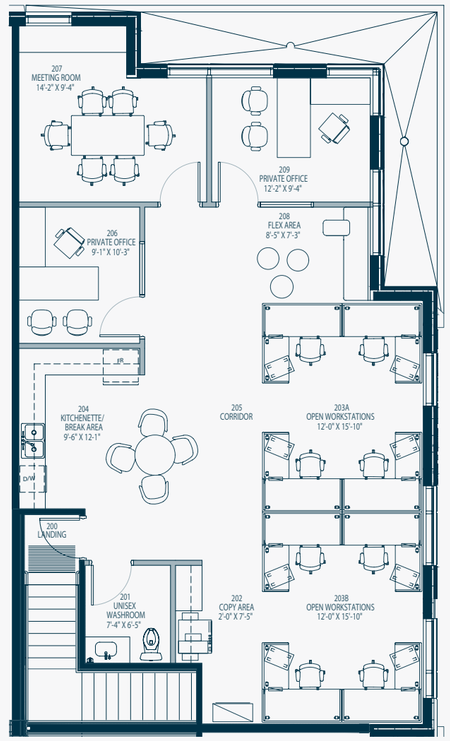
Ground Floor



Mezzanine



Ground Floor



Mezzanine

BUILDING A

Unit 101

Office

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

BUILDING B

Unit 104

Office

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



CONTACT

CHRIS BREWSTER
Executive Vice President | Personal Real Estate Corporation
+1 604 662 2694
chris.brewster@colliers.com

ADAM MITCHELL
Vice President, Industrial | Personal Real Estate Corporation
+1 604 694 7207
adam.michell@colliers.com

DARREN CANNON
Vice Chairman | Personal Real Estate Corporation
+1 604 662 2637
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 © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage