FOR SALE

Unit Pricing Starting at $600 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 **$600 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 $600 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.

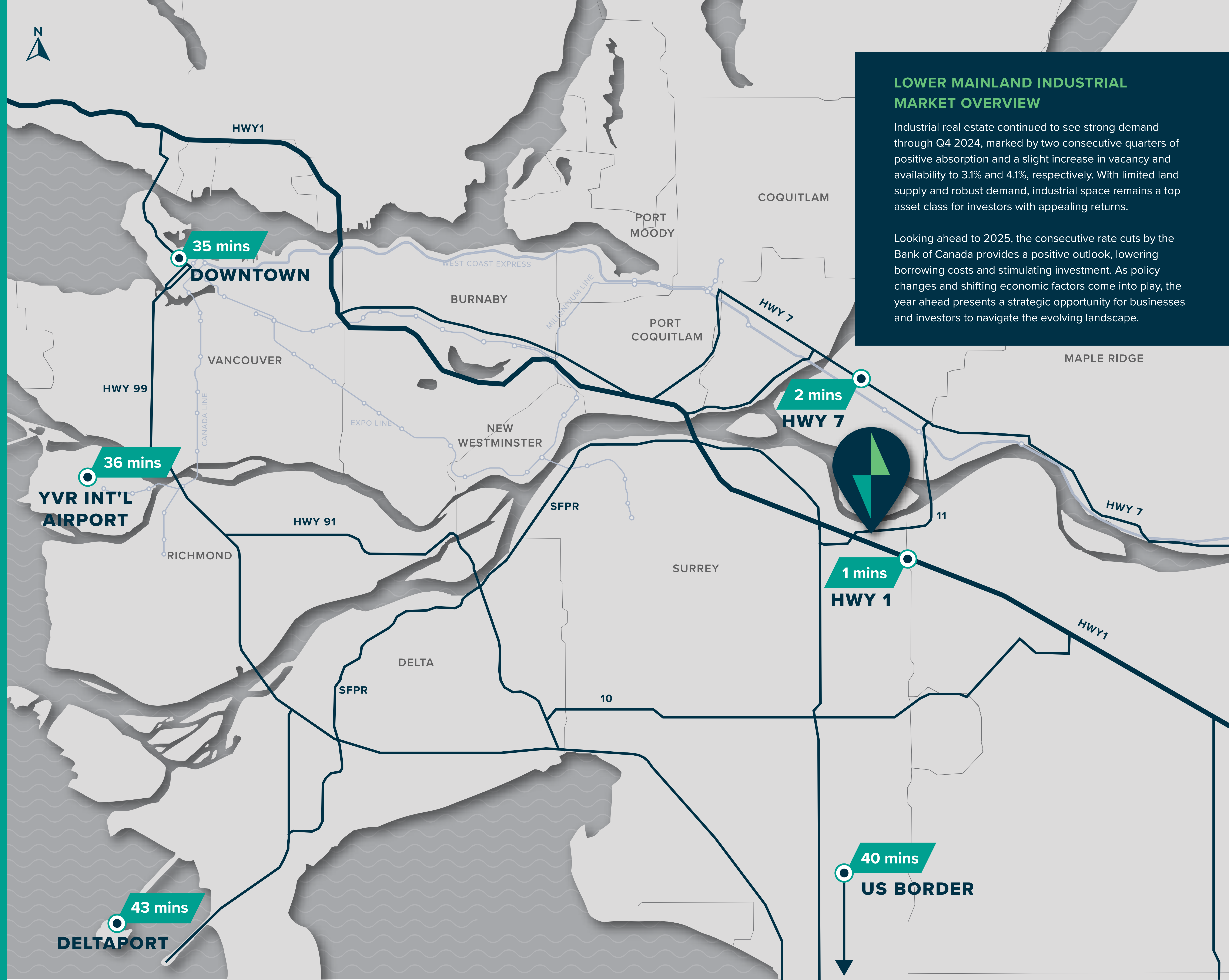
1 MINUTE	36 MINUTES	40 MINUTES
TO HIGHWAY 1	TO YVR INT'L AIRPORT	TO US BORDER

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

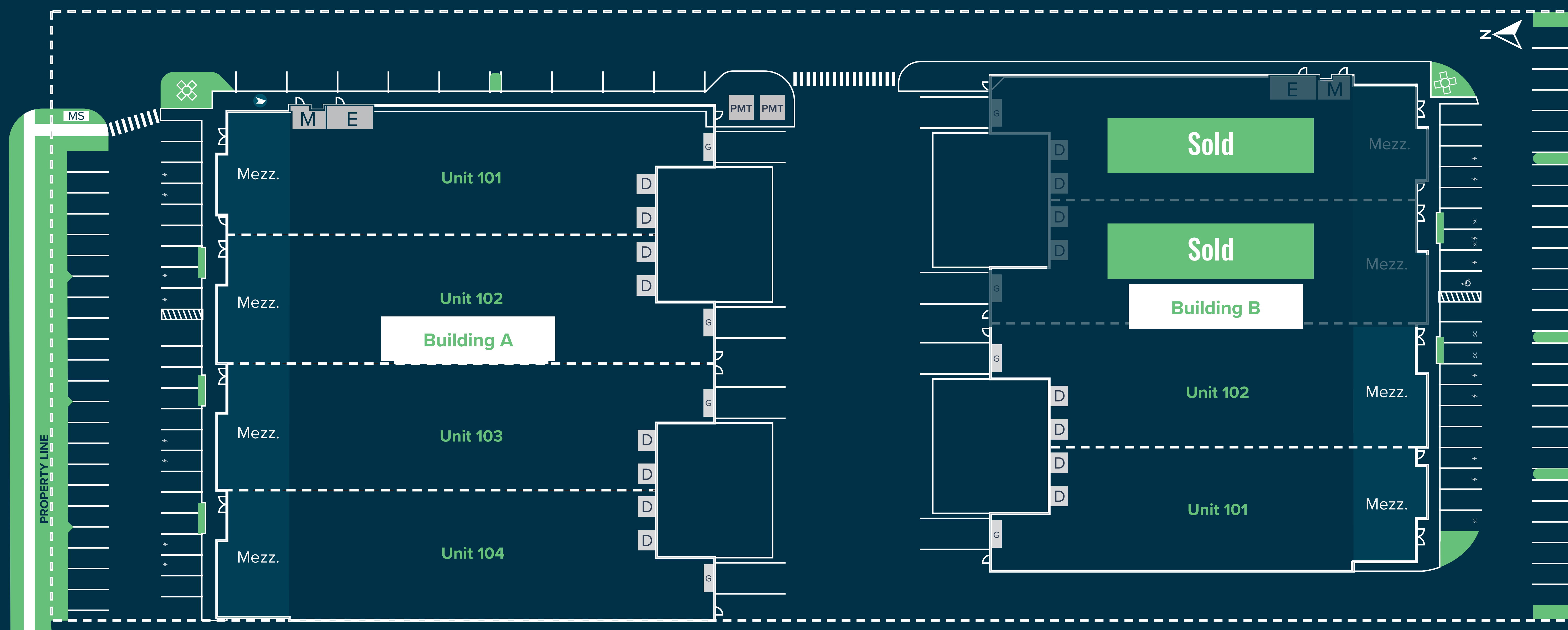
Industrial real estate continued to see strong demand through Q4 2024, marked by two consecutive quarters of positive absorption and a slight increase in vacancy and availability to 3.1% and 4.1%, respectively. With limited land supply and robust demand, industrial space remains a top asset class for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

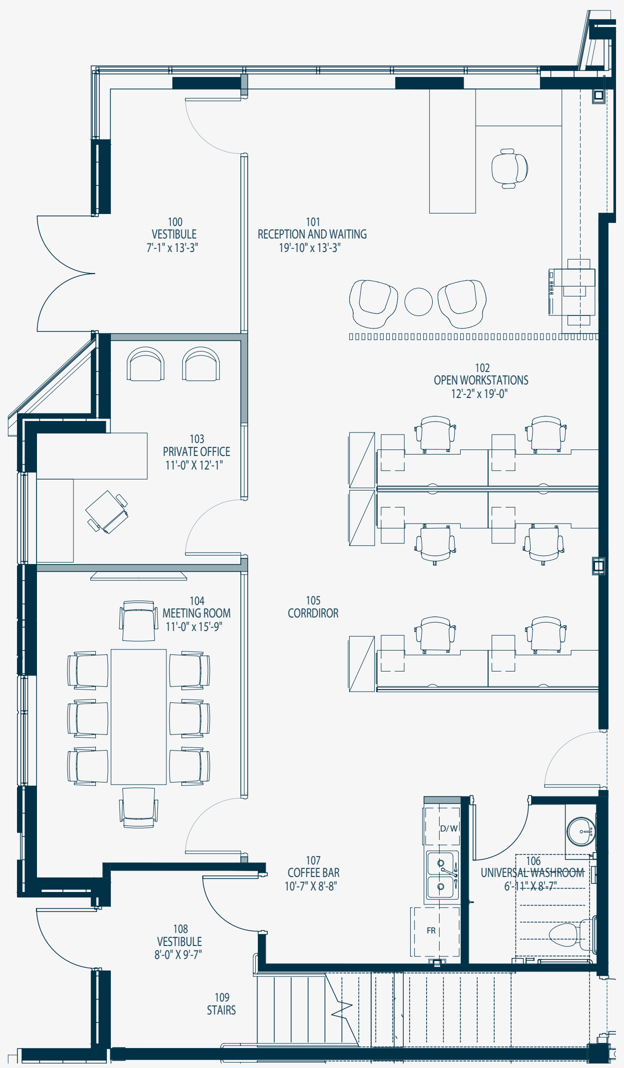
Unit	Warehouse SF	Mezz SF	Total SF	Parking
101	10,720	1,668	12,388	13
102	11,070	1,710	12,780	14
103	11,070	1,710	12,780	14
104	11,193	1,696	12,889	14
Total	44,053	6,784	50,837	55

Building B | 9690 192nd Street

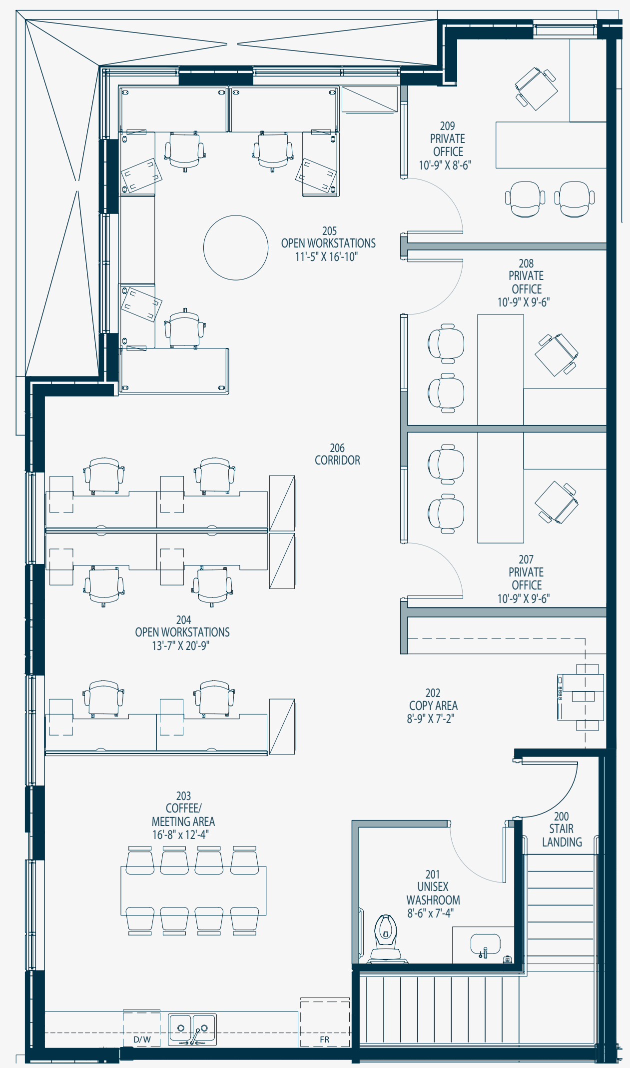
Unit	Warehouse SF	Mezz SF	Total SF	PSF	Parking
101	9,198	1,538	10,736	$600	12
102	9,203	1,644	10,847	$600	11
103	Sold				
104	Sold				
Total	36,394	6,402	42,796		55

POTENTIAL

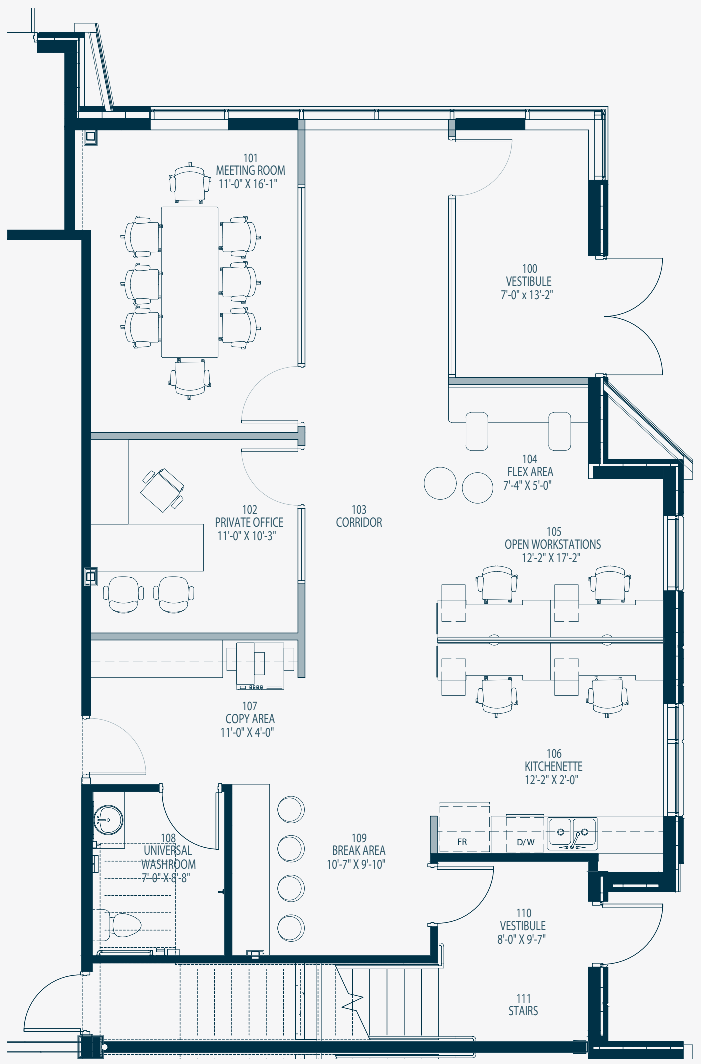
OFFICE LAYOUTS



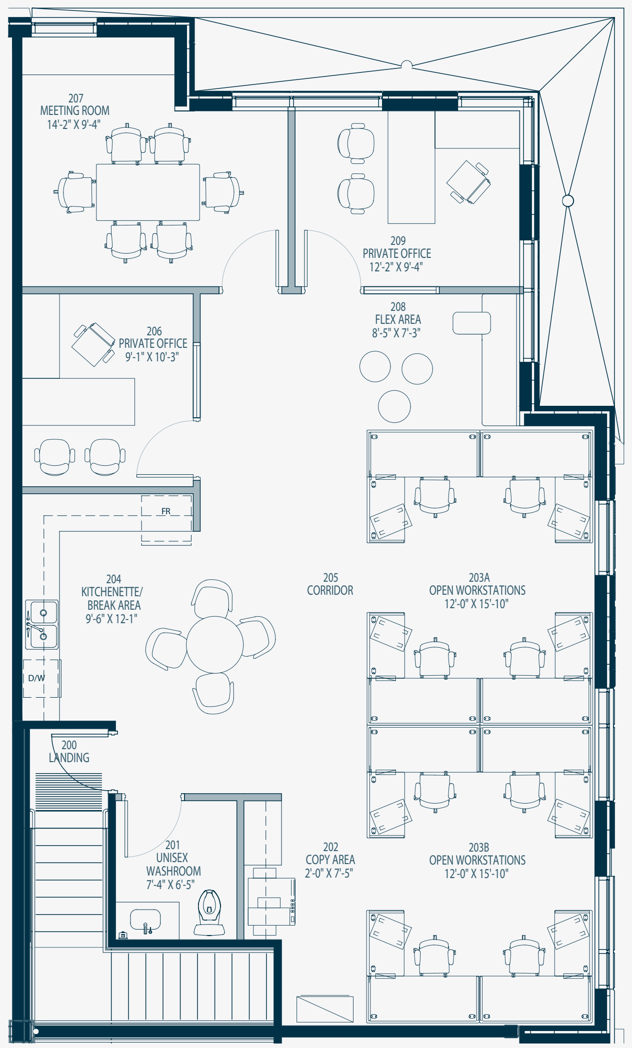
Ground Floor



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

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Beedie/ Built for good