



Colliers

FOR LEASE

5 - 19089 94 Avenue, Surrey

**2,110 SF**  
Warehouse  
Space with  
Grade Loading  
in Port Kells





# Property Overview

**Civic Address**  
Unit 5 - 19089 94 Avenue, Surrey

**Location**  
The subject property is located on 94 Avenue, in the heart of Port Kells industrial area. Access is provided by 192 Street & 96 Avenue.

**Zoning**  
IL (Light Impact Industrial) allowing for a wide variety of warehouse, distribution, manufacturing and transportation industry orientated uses.

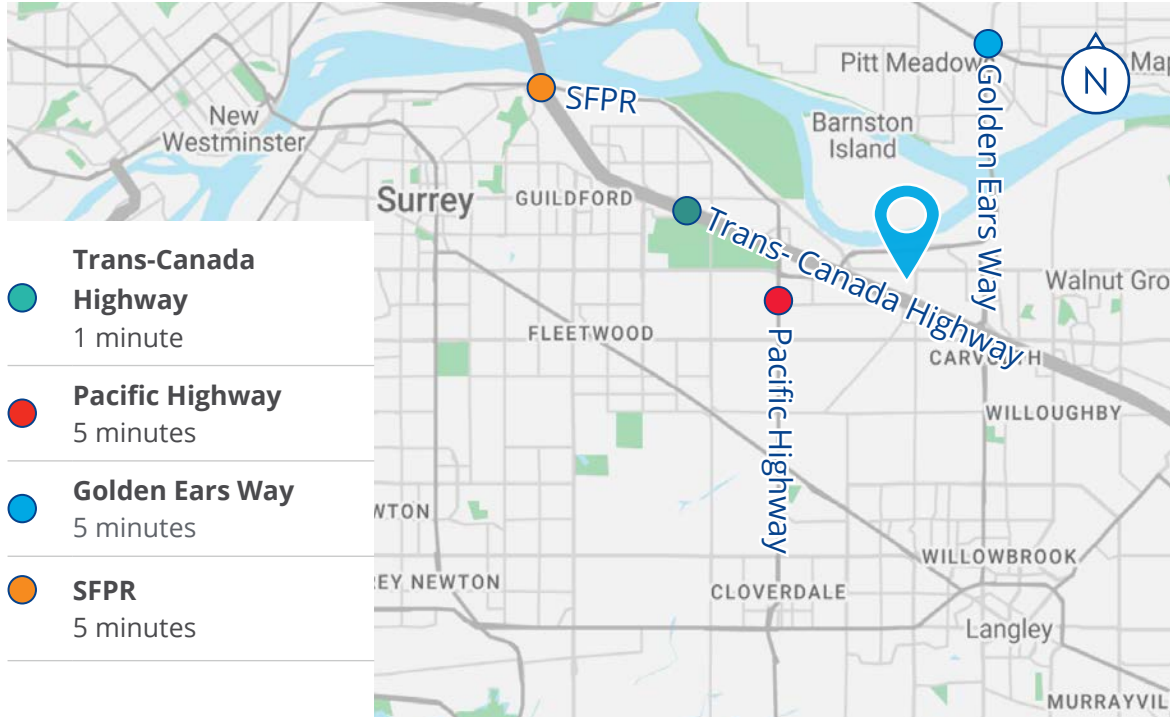
**Building Breakdown\***

Warehouse	2,110 SF
<b>TOTAL</b>	<b>2,110 SF</b>

**Availability**  
November 1, 2024, with the possibility of early occupancy.

**Lease Rate**  
\$21.00 per SF

**Additional Rent**  
\$1,919 per month (2024)



# Property Features

- One (1) 12' w x 14' h grade loading door
- 20' clear ceiling height
- Four (4) reserved parking stalls
- Gas-fired heating
- 60 amp, 600 volt, 3-phase electrical service
- Fully sprinklered
- Shell condition
- Skylight & ceiling fans throughout







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