



9548 192nd Street, Surrey

Industrial Owner-User Opportunity **for sale**

23,196 square feet on 1 acre in Port Kells. A unique opportunity to own a stratified, multi-tenant facility in the most sought-after industrial area of the Fraser Valley.

Accelerating success.

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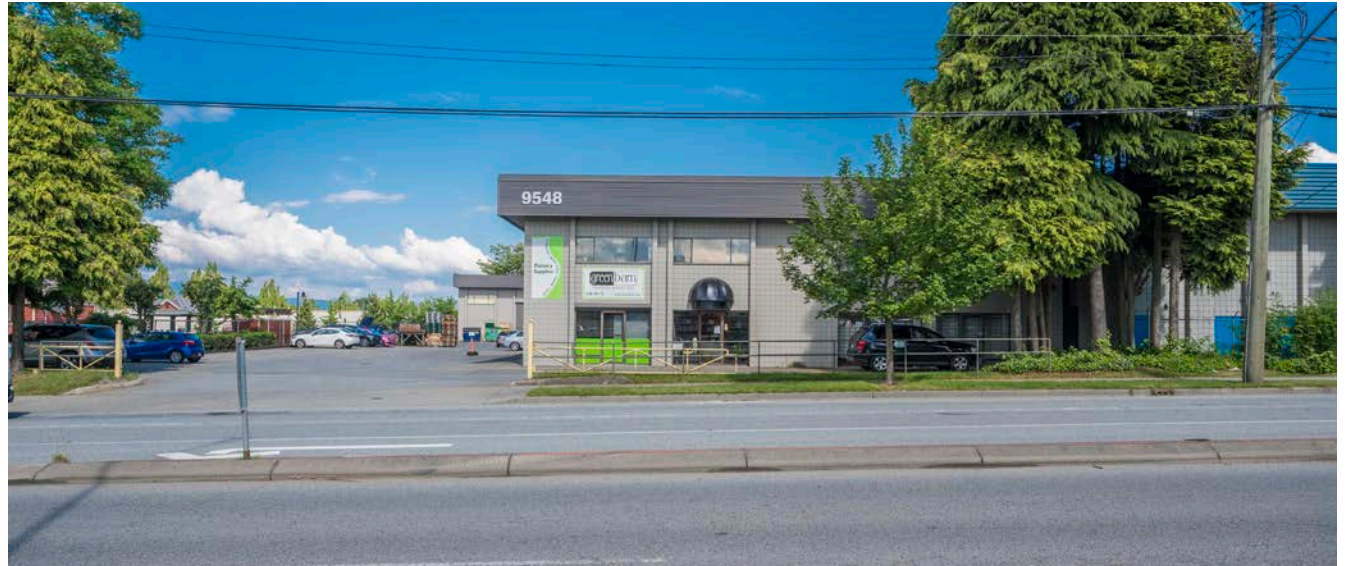
Opportunity

An opportunity to purchase a 23,196 SF building in the heart of Port Kells, Surrey.

The property is situated on the east side of 192nd Street, just south of 96th Avenue in the heart of Port Kells. This location is considered superior to other industrial areas in the Fraser Valley. It offers immediate access to Highway 1 via 192nd Street and is 1 block south of 96th Avenue, the major east-west road in the area.

- Vacant possession of 15,984 SF May 1, 2025
- 7,248 SF leased until February 28, 2027, offering an option for growth
- Ideal rectangular site configuration with on site parking
- Zoned IL Light Impact Industrial
- Freestanding building in a supply constrained market

 \$12,750,000



Property Features

Civic Address	9548 192nd Street, Surrey
Zoning	IL Light Industrial
Building Area	23,196 SF comprised of 4 strata units, currently occupied by 2 tenants
Site Size	1.01 acres

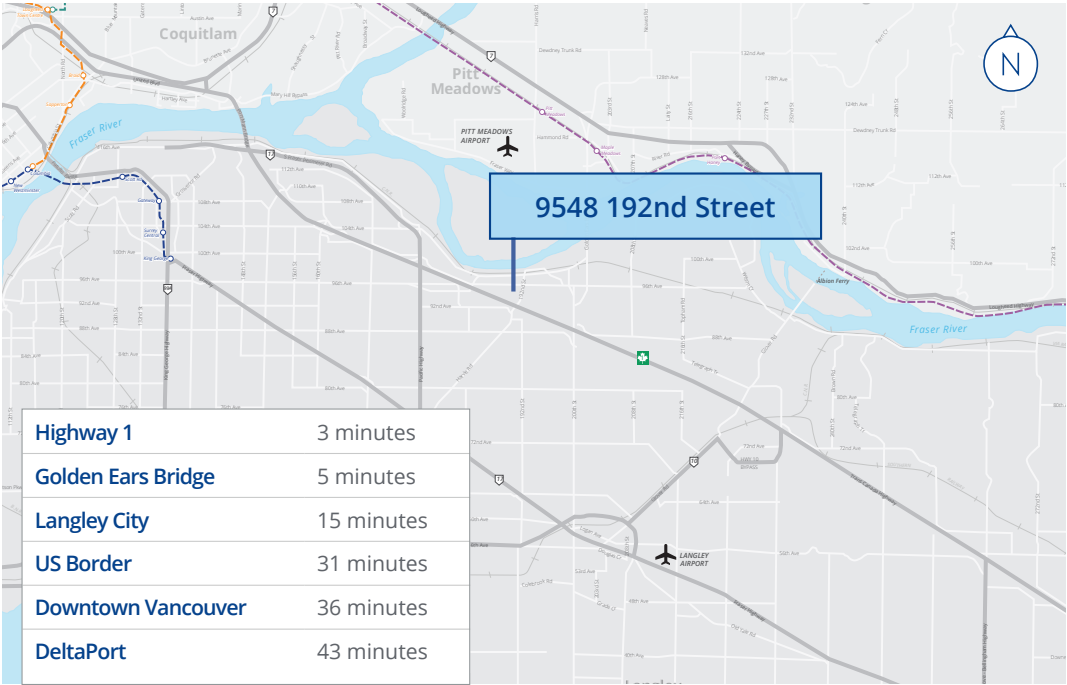
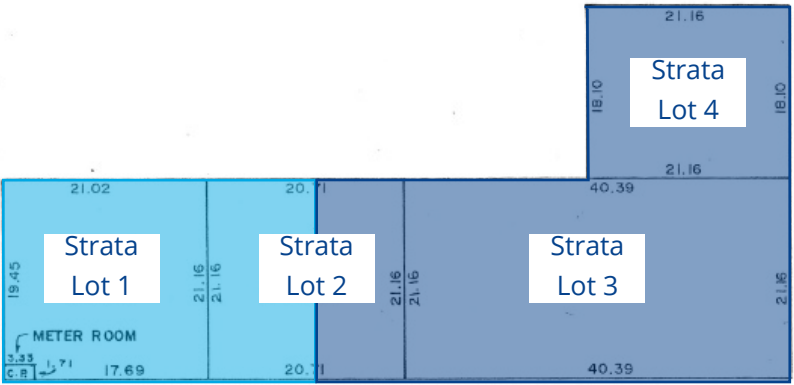


Area Breakdown

Tenant	Total Area
Vacant Possession May 1, 2025	15,948 SF
Greenbarn Potters Supply Ltd.	7,248 SF
Total	23,196 SF



Strata Plan





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