

FOR LEASE

**1955 96 Avenue**

PORT KELLS, SURREY, BC



**CUSHMAN &  
WAKEFIELD**

**Sean Ungemach**

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24,504 SF Freestanding  
Building with Yard Area in  
Highly Desirable Port Kells

# PROPERTY FEATURES



**24,504 SF**

FREESTANDING BUILDING

**2 DOCK, 4 GRADE**

LOADING DOORS

**7,776 SF**

OFFICE OVER 2 FLOORS

**\$6.53 PSF**

ADDITIONAL RENT

**1.34 ACRES**

SITE SIZE

**CONTACT LISTING AGENTS**

NET RENT



400 AMP/600 VOLT 3-PHASE POWER



24' CLEAR CEILINGS



300 LBS PSF FLOOR LOAD CAPACITY



OVERSIZE GRADE LOADING DOORS



NICELY FINISHED OFFICE AREAS



IL (LIGHT INDUSTRIAL) ZONING



RADIANT TUBE HEATING



WAREHOUSE SKYLIGHTS

# SITE PLAN



Gated and Secure

Yard Area

±20 Parking Stalls

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# BUILDING FEATURES



Overhead crane and office furnishing can be made available to incoming tenant



# PROPERTY AERIAL MAP



Golden Ears Way



Trans-Canada Highway 1

Conveniently located  
with easy access to  
Highway 1 and the  
Golden Ears Bridge



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