



For Lease

Centre on 96th

19358 96 Avenue, Surrey



Newly renovated industrial units with mezzanine offices located in Port Kells

Professionally managed by:

wesgroup

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**Personal Real Estate Corporation*

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Opportunity

The Centre on 96th is comprised of 150,000 sf of functional small bay industrial units across five buildings. Professionally managed by Wesgroup Properties, the complex features industrial warehouse equipped with professional offices and flexible zoning that accommodates a variety of light industrial uses. Conveniently located in the heart of Port Kells, occupiers will benefit from unparalleled access to Highway 1, Golden Ears Way and 200th Street, while taking advantage of excellent exposure & branding along 96th Avenue.

Zoning

IL (Light Impact Industrial) allows for a wide range of uses, including:

- Warehousing
- Manufacturing
- Distribution
- General service
- Storage
- Ancillary office








**Please contact listing team for full details on permitted uses*



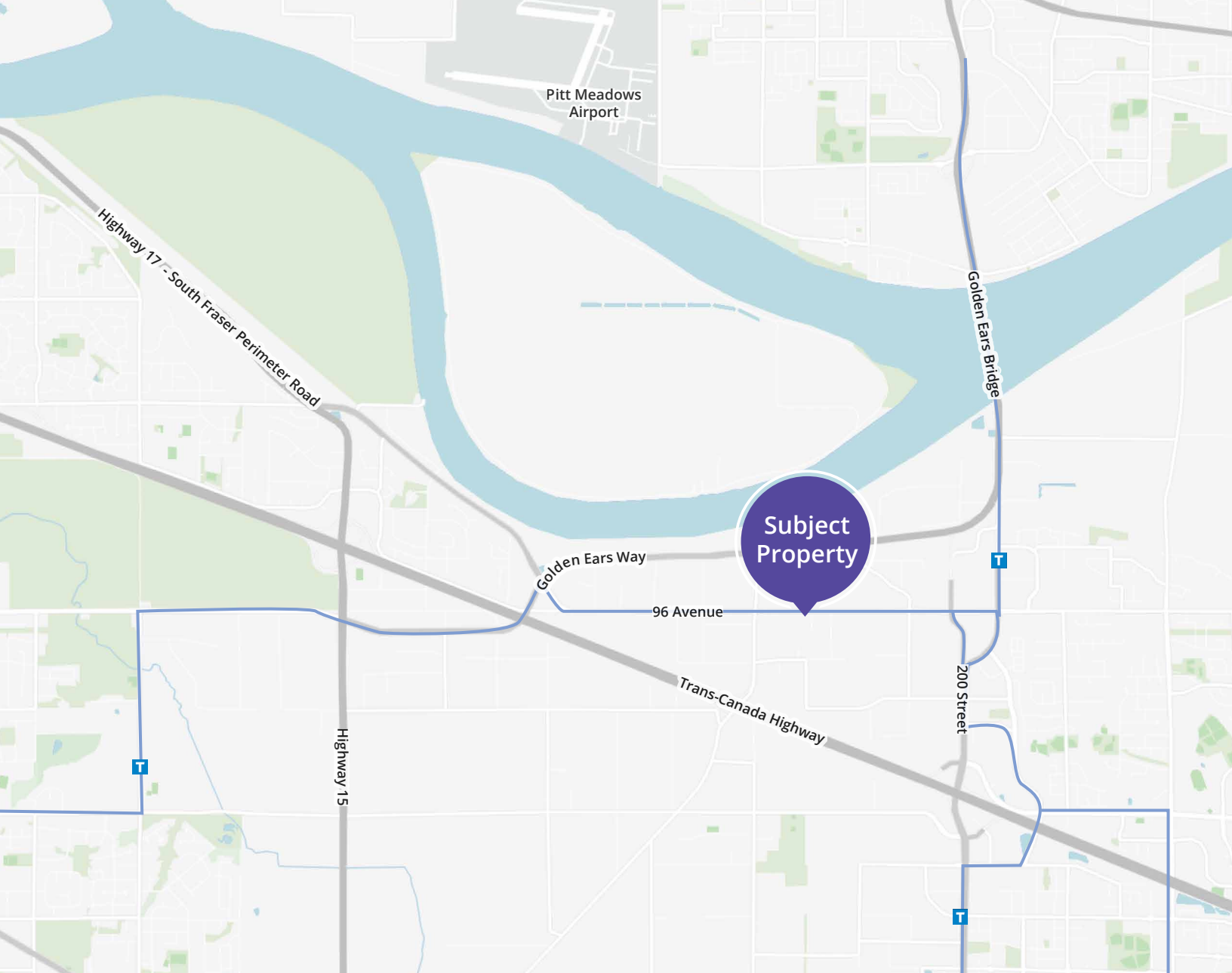
Location

The Centre on 96th is situated in Port Kells, just north of Highway 1 and east of 200th Street on 96th Avenue. Port Kells is considered one of the most desirable industrial areas due to its central location and easy accessibility to Metro Vancouver via the Trans Canada Highway and its proximity to 200th Street, Golden Ears Bridge and Highway 17, as well as the U.S. border.

Property highlights

- | | |
|---|---|
|  High exposure complex along 96 th Street |  Newly painted building exteriors |
|  Security monitoring |  Conveniently serviced by the 501 and 388 bus line, connecting commuters to 22nd Street, Langley Centre and Surrey Central Station |
|  Ample parking available on site |  Newly renovated and reconditioned units |
|  Central location | |





Transit routes

- 501** – Langley Centre/Surrey Central Station
- 388** – 22nd Street Station/Carvolth Exchange
- 595** – Maple Meadows Station/Langley Centre



Drive times

- Highway 1** 3 minutes
- Highway 15** 5 minutes
- Highway 17** 5 minutes

- Langley City Centre** 15 minutes
- Downtown Vancouver** 30 minutes
- US-Canada Border** 35 minutes

Contact for more information

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