

FOR SALE



**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 **10,730 SF** to **50,865 SF**, all built with Beedie's best-in-class specifications. With a total area spanning **72,445 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

Q1 2025



UNIT RANGE

10,730 SF – 50,865 SF



93,680 SF

Across 2 buildings



LOADING

Dock & grade per unit



Seamlessly connected to

HWY 1, 7, SFPR



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
TO HIGHWAY 1

36 MINUTES
TO YVR INT'L AIRPORT

40 MINUTES
TO US BORDER



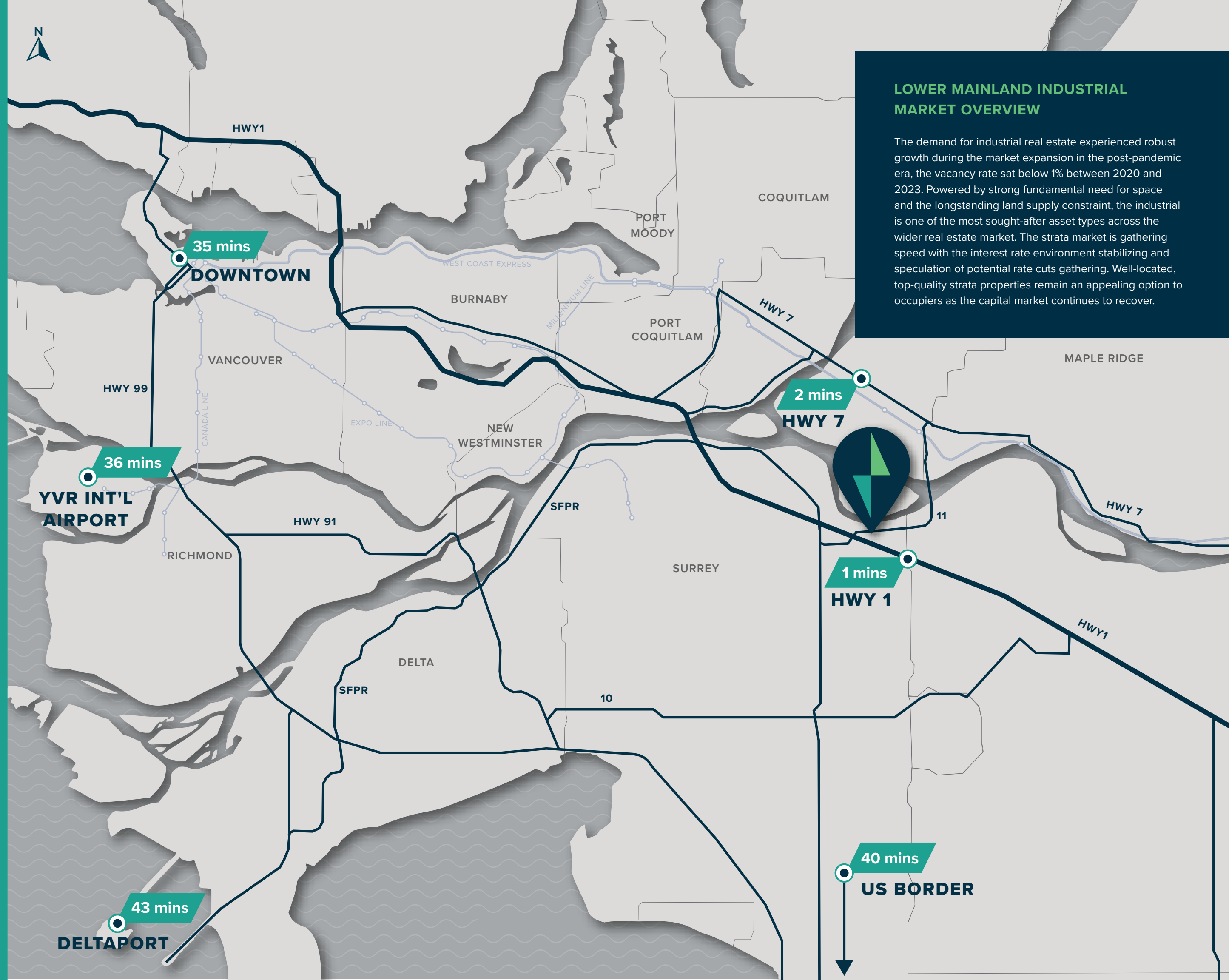
AN ABUNDANCE OF AMENITIES

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

The demand for industrial real estate experienced robust growth during the market expansion in the post-pandemic era, the vacancy rate sat below 1% between 2020 and 2023. Powered by strong fundamental need for space and the longstanding land supply constraint, the industrial is one of the most sought-after asset types across the wider real estate market. The strata market is gathering speed with the interest rate environment stabilizing and speculation of potential rate cuts gathering. Well-located, top-quality strata properties remain an appealing option to occupiers as the capital market continues to recover.

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

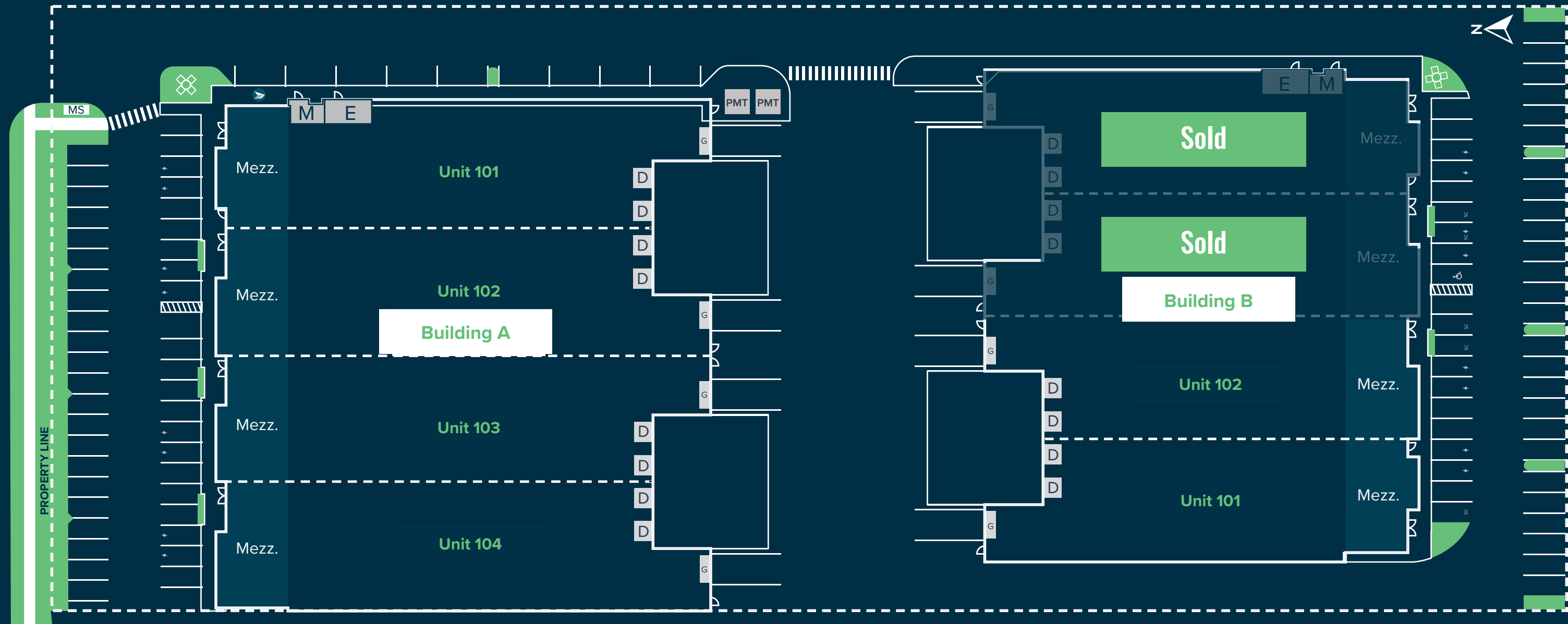
PARKING

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.



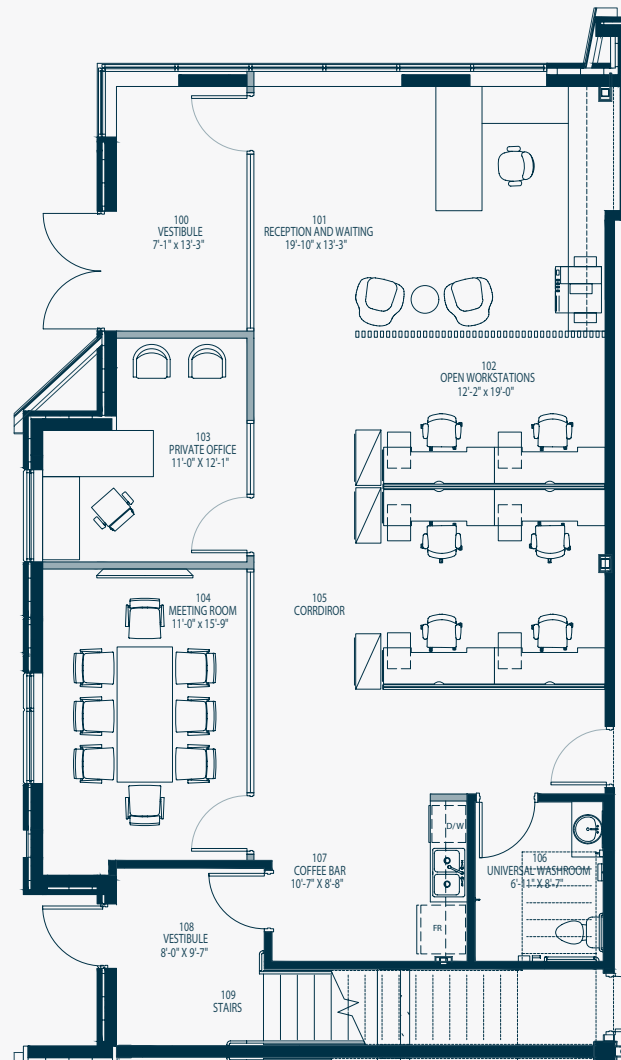
Building A | 9688 192nd Street

Unit	Warehouse SF	Mezz SF	Total SF	Parking	Unit	Warehouse SF	Mezz SF	Total SF	Parking
101	10,745	1,670	12,415	13	103	11,070	1,711	12,781	14
102	11,070	1,711	12,781	14	104	11,193	1,696	12,889	14
Total						44,078	6,787	50,866	55

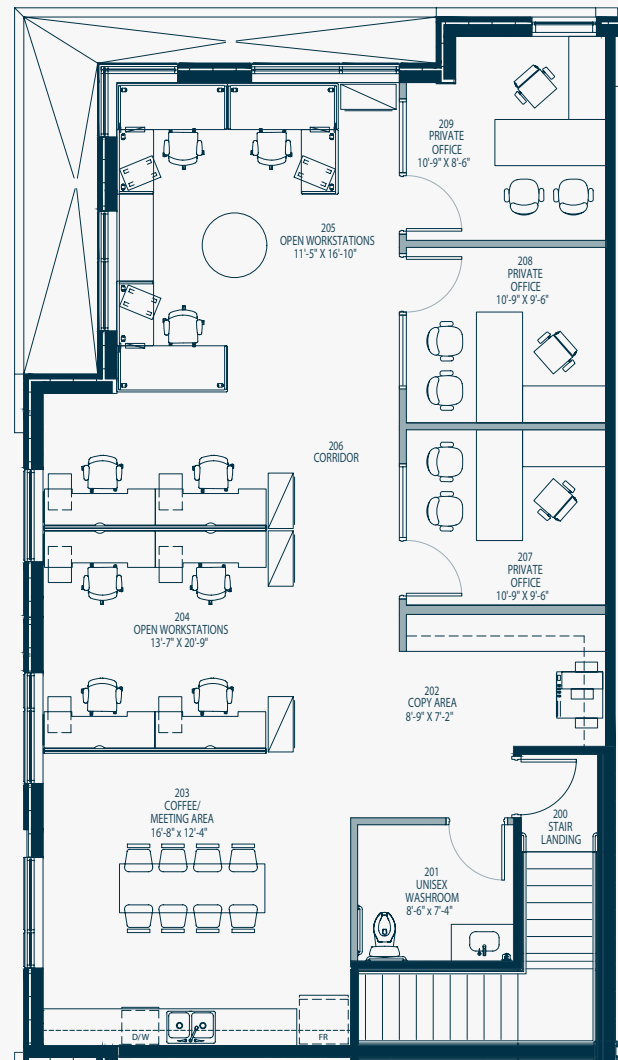
Building B | 9690 192nd Street

Unit	Warehouse SF	Mezz SF	Total SF	Parking	Unit	Warehouse SF	Mezz SF	Total SF	Parking
101	9,198	1,535	10,733	12	103		Sold		
102	9,203	1,644	10,847	11	104		Sold		
Total						36,417	6,395	42,812	45

POTENTIAL OFFICE LAYOUTS



Ground Floor



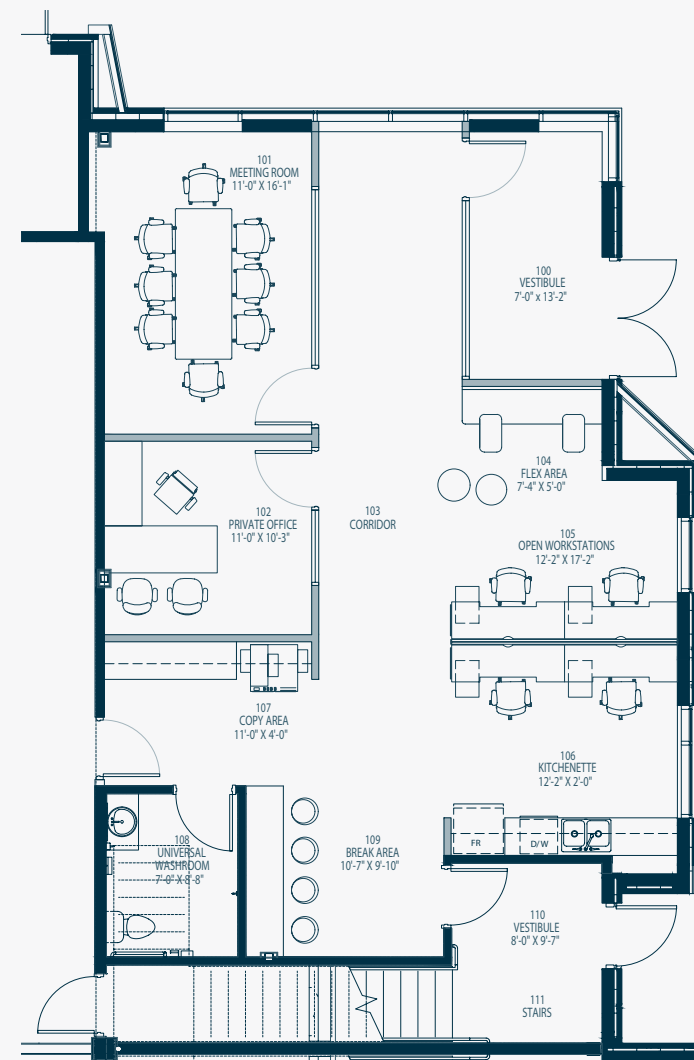
Mezzanine

BUILDING A

Unit 101

Office

Ground Floor: 1,410 SF
 Mezzanine: 1,542 SF
 Total: 2,952 SF



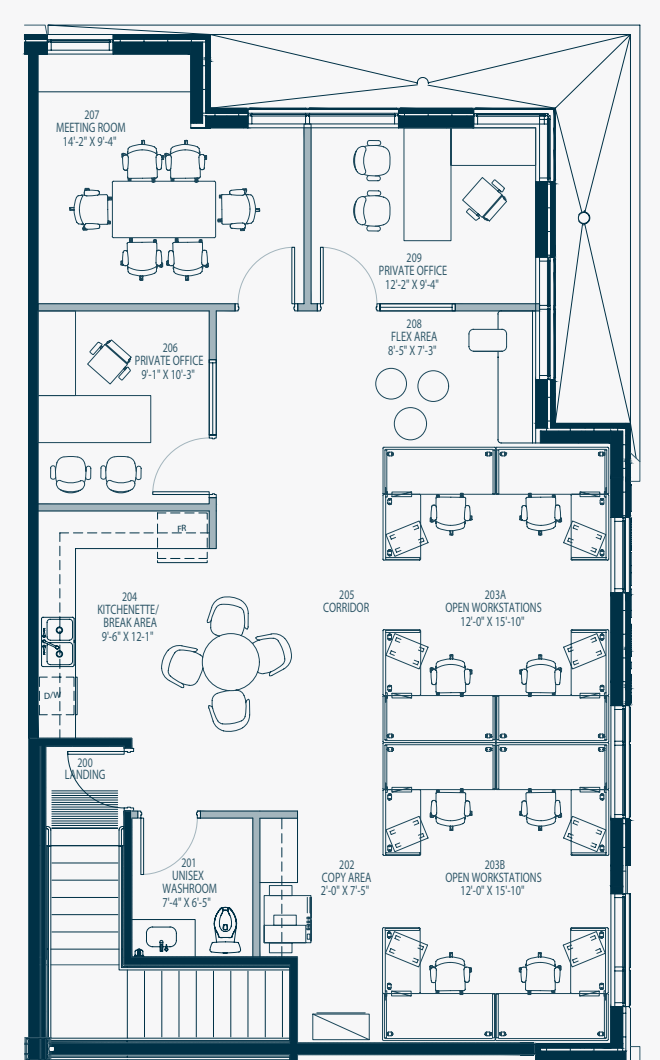
Ground Floor

BUILDING B

Unit 104

Office

Ground Floor: 1,300 SF
 Mezzanine: 1,441 SF
 Total: 2,741 SF



Mezzanine

CONTACT

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DEVELOPED BY

Beedie / Built for good

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