



UNIT 102 & 103 NOW AVAILABLE FOR \$595 PSF

Port _____
Kells
_____West

BRAND NEW INDUSTRIAL STRATA UNITS FOR SALE

With Direct Exposure to Golden Ears Way

Port Kells West by Beedie | Building C | 18980 98th Avenue, Surrey BC



PORT KELLS WEST

18980 98th Avenue, Surrey BC

Building C at Port Kells West, Beedie's latest industrial strata development represents a unique opportunity for businesses to purchase state-of-the-art space in Surrey's most coveted industrial node, Port Kells.

Individual units ranging from 6,900 SF - 7,200 SF with approximately 28,500 SF of contiguous space available for immediate occupancy. Building C features best-in-class specifications including structural steel mezzanine, 24' clear ceiling heights, oversized grade loading, warehouse skylights, ample on-site parking and more. **Furthermore, Building C benefits from direct exposure to Golden Ears Way, one of the major arterial routes for the Golden Ears Bridge, which sees over 67,000 vehicle crossings per weekday on average.**

T.I. permits have been proactively submitted to the City of Surrey, providing immediate time savings to expedite occupancy for purchasers. The end user can take advantage of these plans or utilize Beedie's experienced Interior Design team to coordinate a custom office build-out.

This is a remarkable opportunity to own in a brand-new industrial development, providing everything you need to position your company for success.



DIRECT EXPOSURE
To Golden Ears Way



GENERIC TI PERMITS
Proactively Submitted

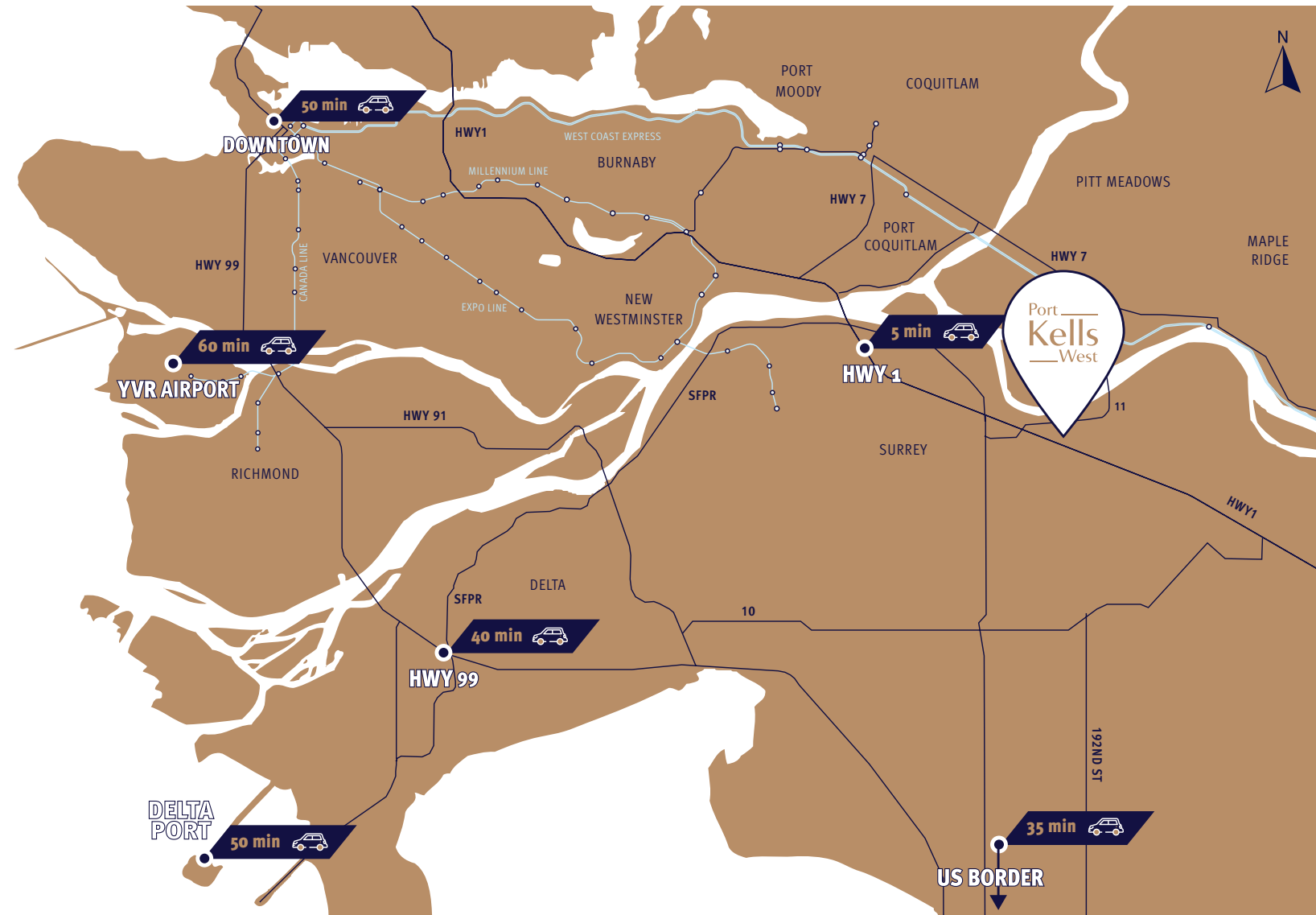


ZONING
IL - Light Impact Industrial












OCCUPANCY
Immediate

RARE OPPORTUNITY



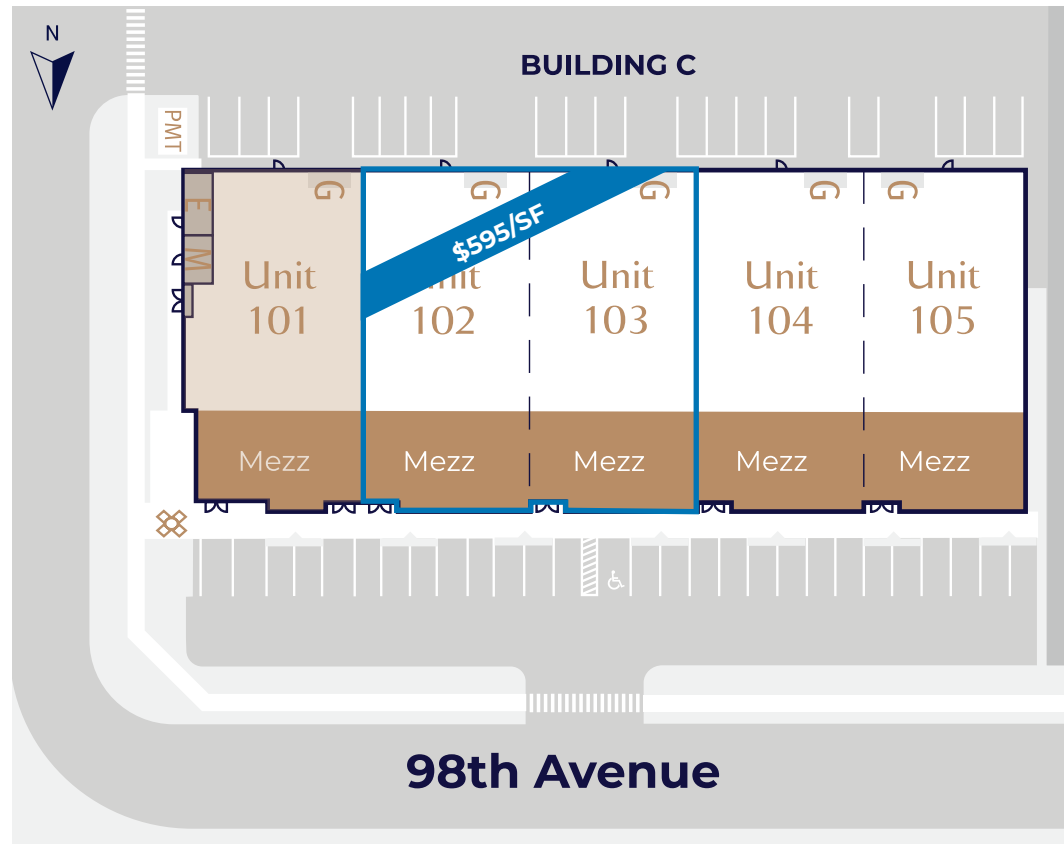
Port Kells West is situated in arguably the most sought-after industrial hub in Metro Vancouver. The Port Kells industrial area is instantly accessible from Highway 1 via both 192nd Street and 200th Street interchanges. Golden Ears Way flows east-west along the Fraser River, connecting the area to both the Golden Ears Bridge and the South Fraser Perimeter Road.

Port Kells West is specifically located on the west side of 190th Street, directly north of 96th Avenue — the major connector route through Port Kells and Northwest Langley. Amenities are within walking distance at 200th Street and transit is readily available along 96th street. This premium location within the Fraser Valley cannot be beat.

 <p>CONSTRUCTION Pre-cast concrete</p>	 <p>CEILING HEIGHT 24' clear</p>	 <p>LOADING One 12' x 14' grade door per unit</p>	 <p>POWER 200 amp, 347/600 volt dedicated service per unit</p>
 <p>MEZZANINE Structural steel with design loads to 100 lbs PSF</p>	 <p>LIGHTING High efficiency LED fixtures</p>	 <p>SKYLIGHTS Warehouse skylights</p>	 <p>INTERIOR WALLS Painted interior walls for greater illumination</p>
 <p>SPRINKLERS ESFR sprinkler system</p>	 <p>FLOOR LOAD 500 lbs PSF warehouse floor load capacity</p>	 <p>HEATERS Gas-fired unit heaters</p>	 <p>RECIRCULATION FANS Ceiling fans located near loading doors</p>
 <p>EV PARKING Rough-in for future EV capability</p>	 <p>TURNKEY OFFICE Complete & custom build-out options available</p>	 <p>TELECOMS Fibre optic cable will be brought to the service room & distributed to each unit by TELUS</p>	 <p>SERVICE PLUS 12-month warranty on all material and workmanship defects from the date of substantial completion</p>

BLDG C	Footprint SF	Mezzanine SF	Total SF	Price/SF*	Loading	Parking Stalls
Unit 101	SOLD					
NEW PRICE!	Unit 102	5,478	1,730	7,208	\$595	1 G 9
	Unit 103	5,478	1,730	7,208	\$595	1 G 9
	Unit 104	5,478	1,730	7,208	-	1 G 9
	Unit 105	5,262	1,661	6,923	-	1 G 9

* Prices subject to change without notice. Please contact our listing team for unpriced units.



LEGEND

- M = Mechanical Room
- G = Grade Doors
- E = Electrical Room
- PMT = Pad Mounted Transformer
- Mezz = Mezzanine
- ⊗ = Amenity Space
- ⦿ = Mailbox
- = Sold/Under Contract



OWNING YOUR BUSINESS REAL ESTATE

Owning industrial real estate and operating your business out of that space provides the added benefit of building equity instead of paying for a lease. Metro Vancouver and the Fraser Valley have always been, and will continue to be low-vacancy industrial regions due to geographic land constraints and rising consumer demand.

Lock in the value of a brand new strata warehouse facility and secure your business for the future.



Owning your company's real estate provides flexible exit strategies for business owners.

1. Selling your business & retaining an income producing real estate asset.
2. Selling your facility (and potentially leasing back the facility) for a substantial cash infusion.
3. Selling both your business & the facility together.



Eliminate the risk of increasing leasing costs



Industrial real estate in Surrey is considered a low risk investment



Population continues to grow and consumer demand is steadily increasing



DEVELOPED BY

Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers having completed more than 35 million square feet of new development. Beedie's integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship-building enables Beedie to deliver projects that drive commercial value.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

Beedie.ca

MARKETED BY

Colliers

Colliers is a leading global real estate services and investment management company. With operations in 68 countries, our 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors.

For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management.

Collierscanada.com



Port
Kells
West

CONTACT

CHRIS MORRISON

Personal Real Estate Corporation
Executive Vice President, Industrial
604 807 7811
chris.morrison@colliers.com

VITO DECICCO

Personal Real Estate Corporation
Senior Vice President
604 831 3373
vito.decicco@colliers.com

ADAM MITCHELL

Personal Real Estate Corporation
Vice President, Industrial
778 229 9200
adam.mitchell@colliers.com

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