

**#3 - 9347 193 STREET  
SURREY, BC**



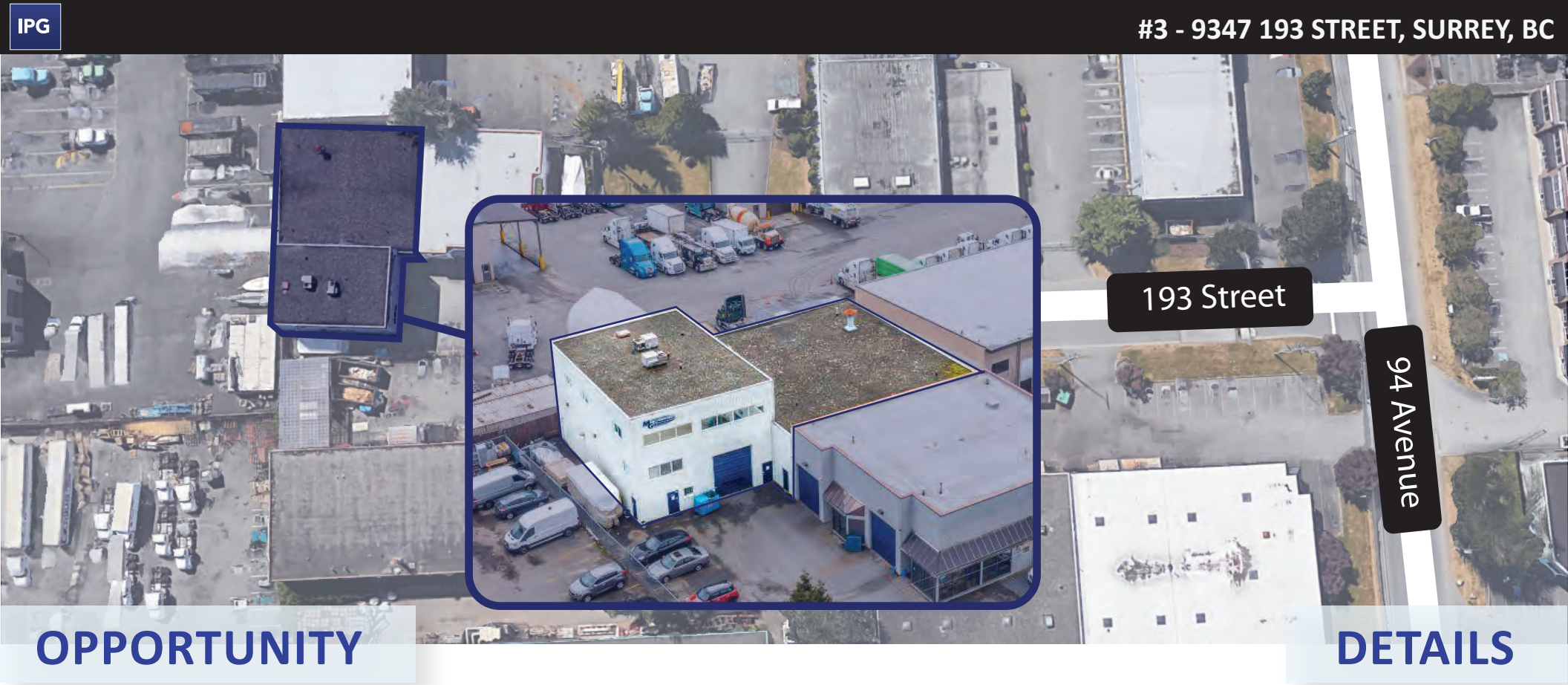
**FOR LEASE**  
**Industrial Warehouse**

**IPG**

ICONIC  
PROPERTIES  
GROUP

RE/MAX COMMERCIAL ADVANTAGE





# OPPORTUNITY

Iconic Properties Group is pleased to showcase the opportunity to lease unit 3 of 9347 193 Street in the Port Kells area of Surrey. The premises includes a large industrial warehouse with storage space and several offices. The total unit size is approx. 10,782 sqft; 6,228 sqft on the ground floor, a 1,062 sqft mezzanine that offers additional office or storage space, and 2,320 sqft of office space on the second floor. The premises features 15’ ceilings with one 12’ x 14’ grade loading door, 400 amp 3 phase power and ample parking on site.

## Leasing Options

Warehouse Only:	8,462 sqft
Warehouse and Office:	10,782 sqft

Light impact industrial zoning (IL) allows for various uses of production, manufacturing, storage and limited office use.  
Contact agents for the detailed Zoning Documents.

# DETAILS

CIVIC ADDRESS	#3 - 9347 193 Street, Surrey, BC
PID	017-536-316
UNIT SIZES	8,462 sqft - 10,782 sqft
CEILING HEIGHT	15 ft
NEIGHBORHOOD	Port Kells
ZONING	IL - Light Impact Industrial
LOADING TYPE	One 12’ x 14’ Grade Door
BASE RENT	\$19 per sqft per annum
ADDITIONAL RENT	\$3.55 per sqft per annum (2022 estimated)



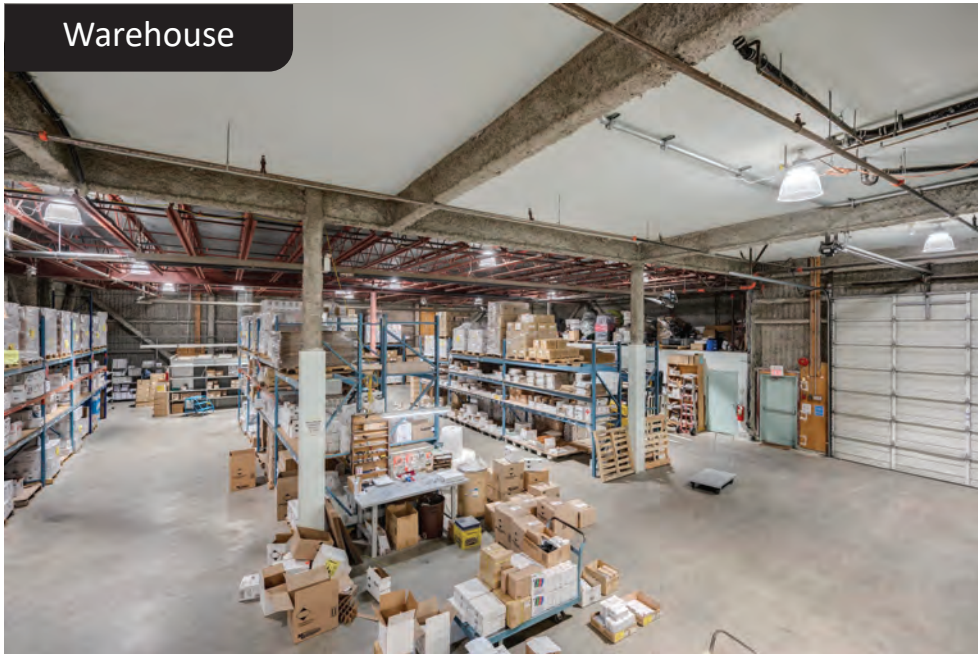
Aerial View



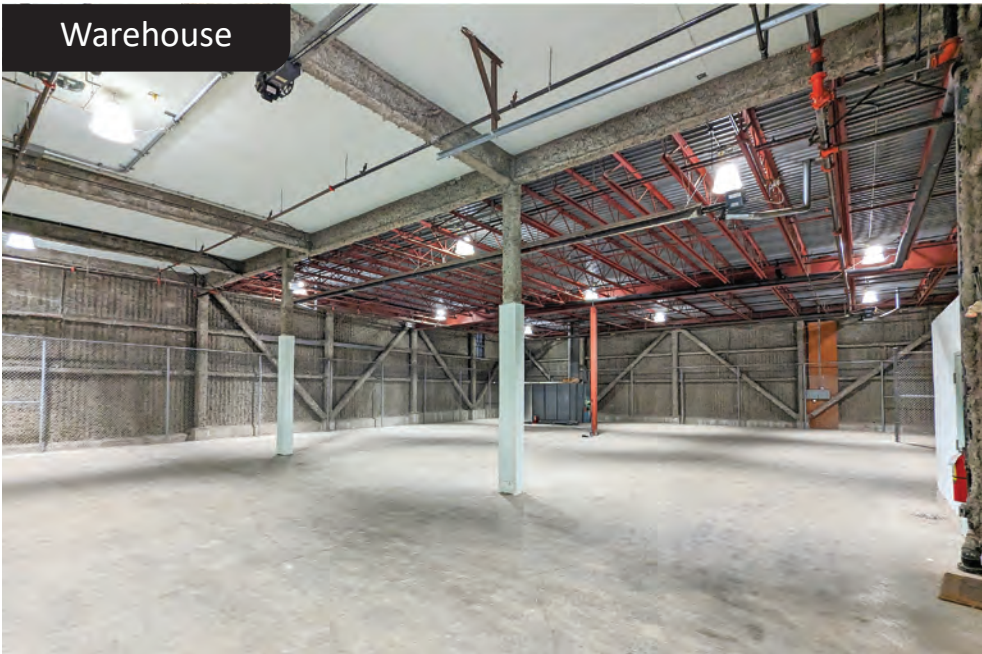
Warehouse



Warehouse



Warehouse





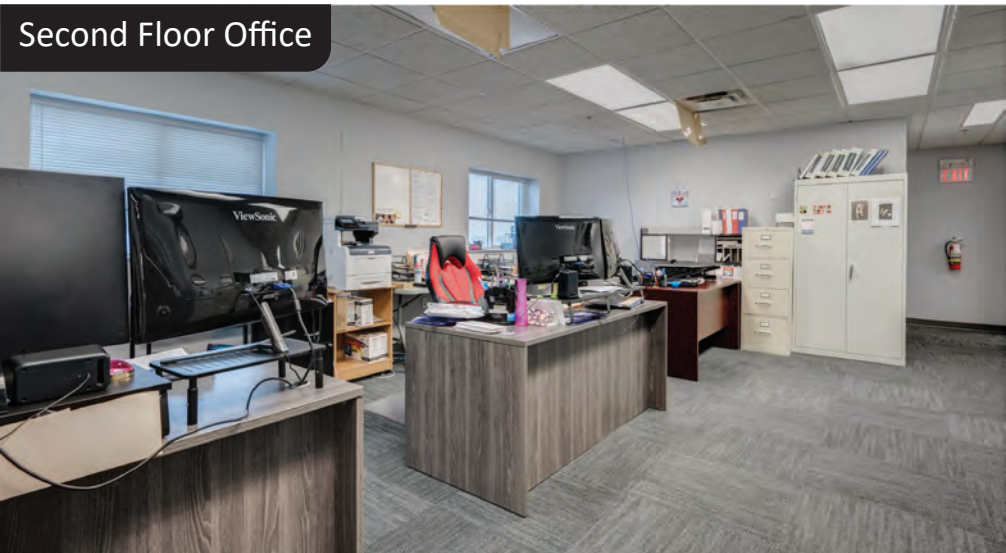
Second Floor Office



Second Floor Office



Second Floor Office



Mezzanine Office



**30,981**  
VEHICLES PER DAY

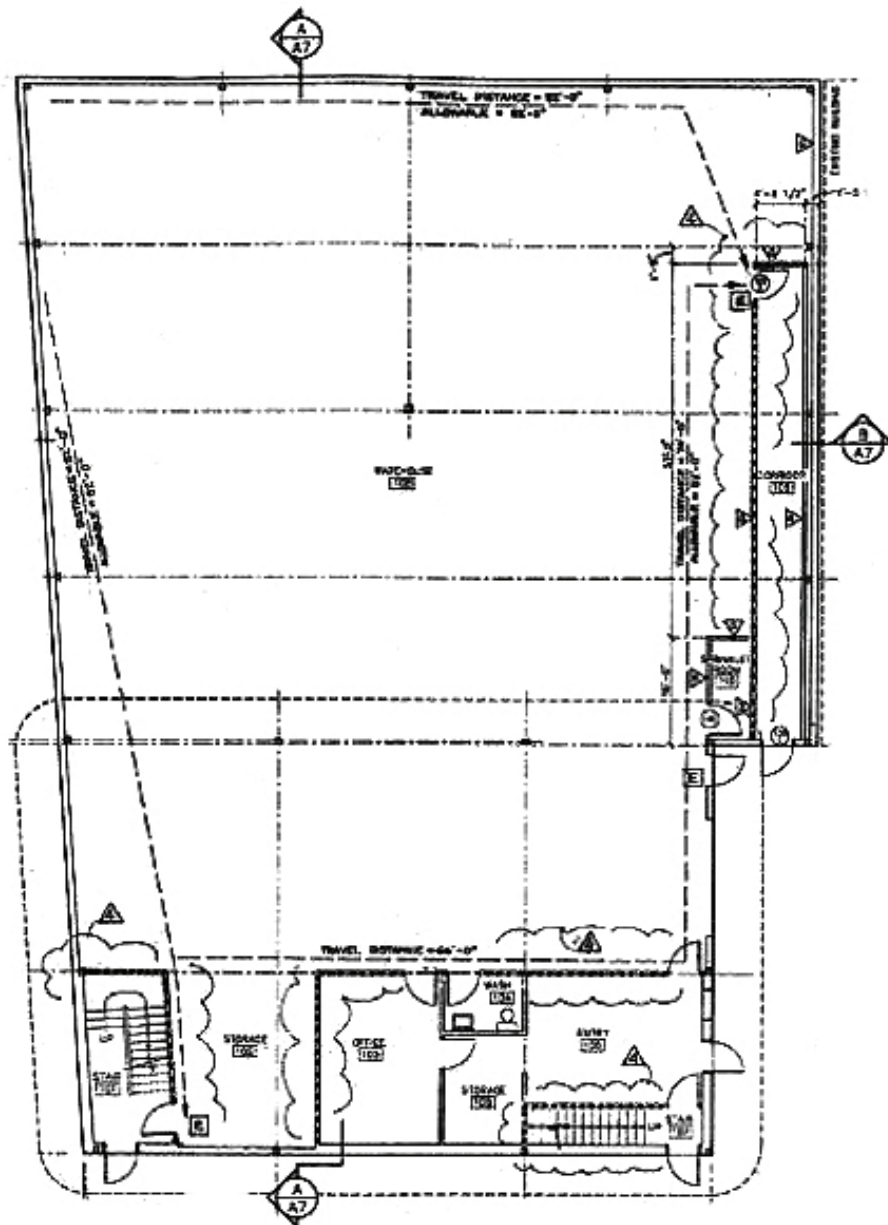
Along Route 1 just west of 200th Street, Surrey.

Walk Score  
**27**

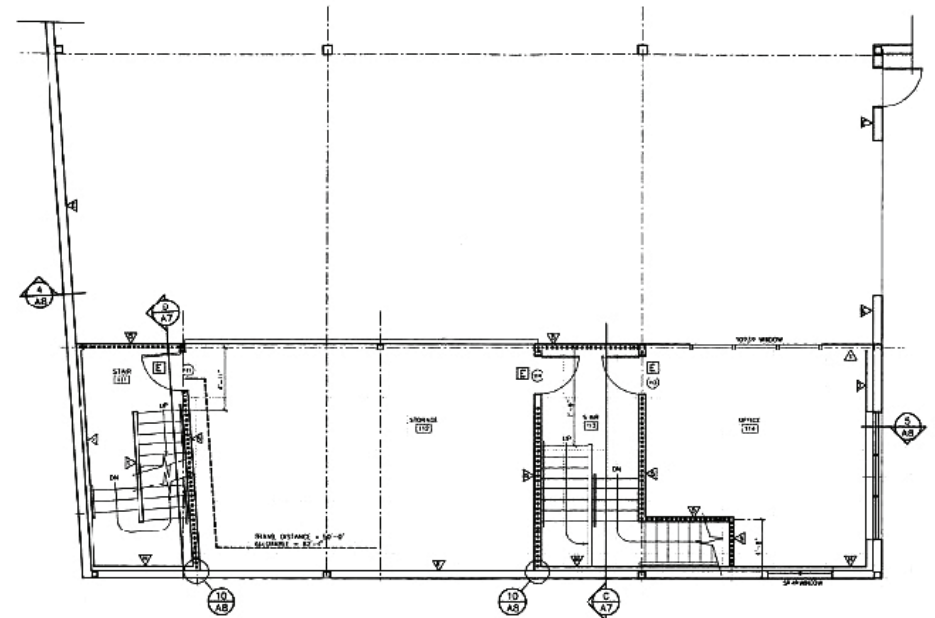
Transit Score  
**33**

Bike Score  
**40**

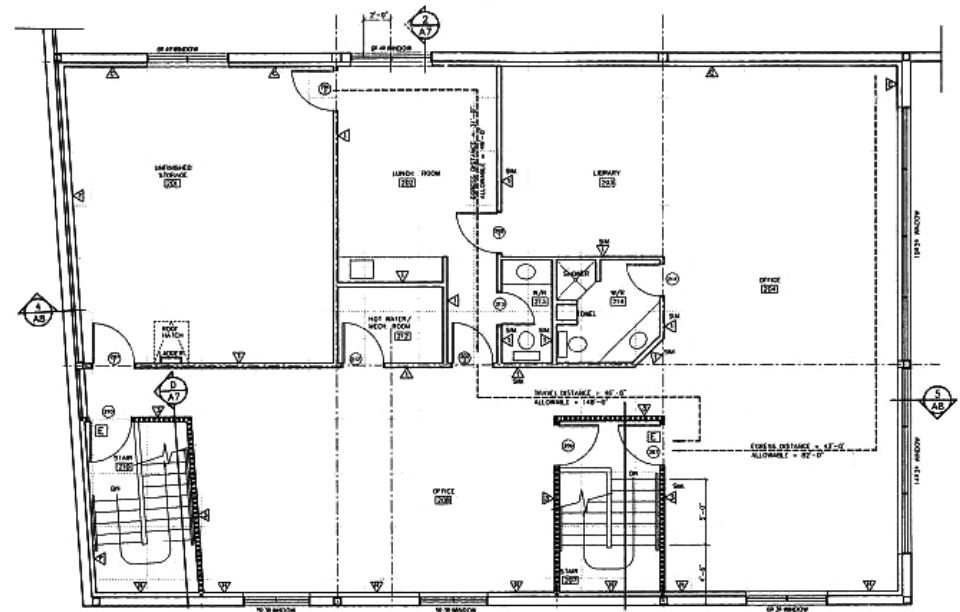
# FLOOR PLANS



Ground Floor Plan



Mezzanine Floor Plan

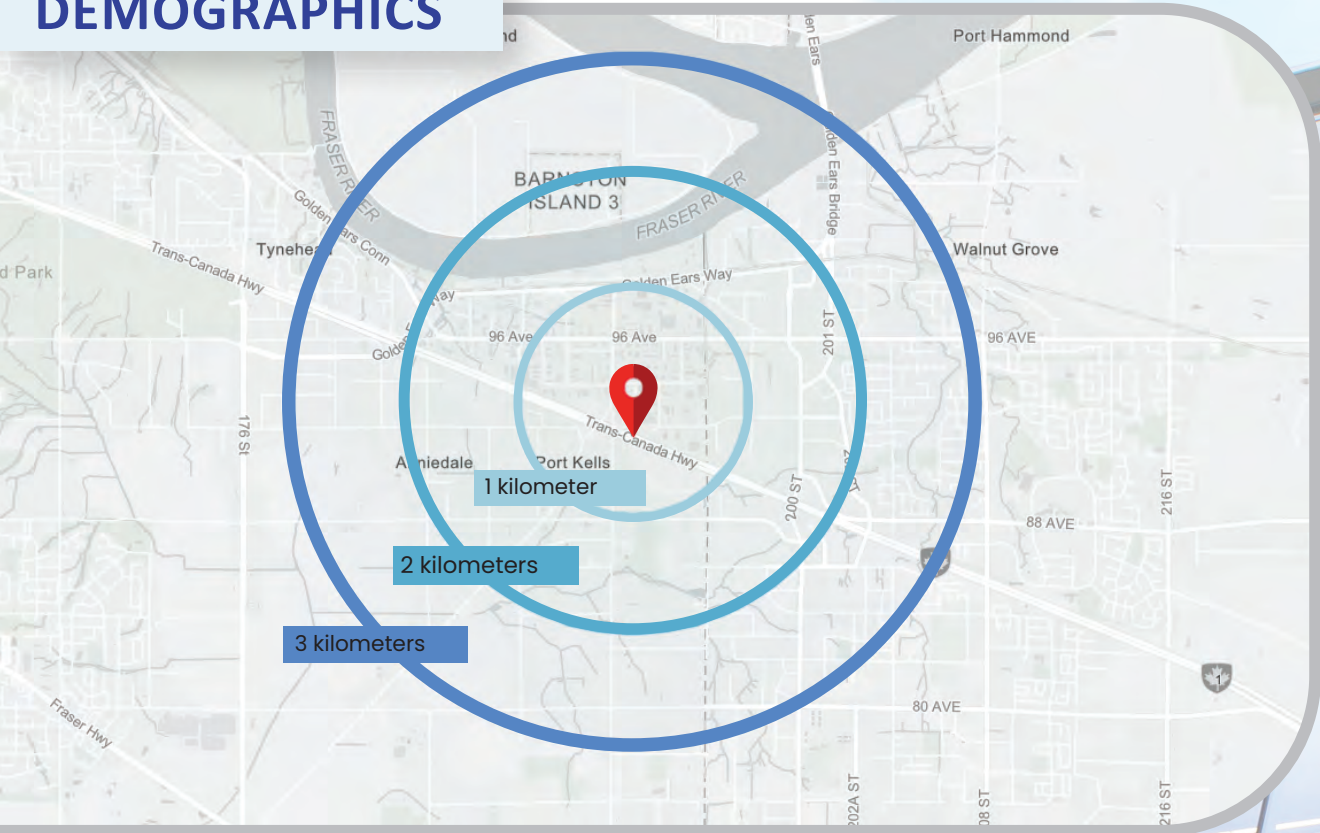


Second Floor Plan



DEMOGRAPHICS

LOCATION



The subject unit is located on the cul-de-sac of 193 Street in the north-east sector of Surrey. It is strategically and conveniently placed in the busy and bustling Port Kells industrial Area where you will find many manufacturing, construction and wholesale/distribution companies. This area is in very high demand due to the many nearby available resources and its close proximity to key transportation routes. Highway 1 is only a 1-minute drive from the subject unit, and 3 minutes to Golden Ears Way, which leads to the Golden Ears Bridge or South Fraser Perimeter Road. Additionally, it is only a 6-minute drive to Highway 15 which provides a direct link to the US commercial border crossing. This area features a moderate amount of dining and shopping, but if more is required, Guildford or Fleetwood Town Centre are just a 15 minutes' drive.

	1 km	2 km	3 km
<b>Population</b> (2021)	106	2,373	13,036
<b>Population</b> (2025)	104	2,497	14,601
<b>Projected Annual Growth</b> (2021 - 2025)	-1.8%	5.2%	12.0%
<b>Median Age</b>	49.6	43.7	42.6
<b>Average Household Income</b>	\$126,063	\$127,613	\$135,540
<b>Average Persons Per Household</b>	3.5	2.9	2.9



# NEAR BY AMENITIES



## FOOD & DRINK

- 1 Tim Hortons
- 2 The Baron's Manor Pub
- 3 Zythos Mediterranean Grill
- 4 Burger King
- 5 Jimmy Mac's Pub
- 6 McDonalds
- 7 Lin's Neighbourhood Chinese Kitchen

## SHOPS & SERVICES

- 1 Great & Good Deals
- 2 Esso
- 3 Dick's Lumber & Building Supplies Ltd
- 4 Body Smart Health & Fitness
- 5 Shell Gas
- 6 Cineplex Cinemas Langley
- 7 Shoppers Drug Mart

## PARKS & RECREATION

- 1 Port Kells Park
- 2 Langley Sportsplex
- 3 McClughan Park

## EDUCATION

- 1 Port Kells Elementary
- 2 Dorothy Peacock Elementary



**Khash Raeisi\***

**Founder**

**P:** 778-987-7029

**E:** Khash@iciconic.com

**Randy Zhao\***

**Co-Founder**

**P:** 778-251-1001

**E:** Randy@iciconic.com

**Office**

**P:** 778-819-2776

**E:** Contact@iciconic.com

**W:** www.iciconic.com

**IPG**

**ICONIC  
PROPERTIES  
GROUP**

**Downtown Vancouver Office**

#501 - 889 W Pender Street

Vancouver, BC

V6C 3B2

**South Vancouver Office**

7235 Fraser Street

Vancouver, BC

V5X 1R7

**NOTHING BUT ICONIC**

\*Personal Real Estate Corporation

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