

9445 189TH STREET

SURREY, BC

PORT KELLS/NORTHWEST LANGLEY INDUSTRIAL AREA

RARE 1.34 ACRE INDUSTRIAL SITE

DESIGN BUILD OPTIONS FROM 14,000 SF UP TO 27,500 SF



**CUSHMAN &
WAKEFIELD®**

FOR SALE



WILLIAM N. HOBBS
PERSONAL REAL ESTATE CORPORATION
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9445 189TH STREET, SURREY, BC

Rare 1.34 Acre Industrial Site

FOR
SALE

LOCATION

The subject property is located on 189th Street in the heart of the Port Kells/Northwest Langley industrial area. Located just off 96th Avenue, the main east/west thoroughfare and connects directly to 200th Street and 176th Street (Highway #15), which provides direct access to the United States truck crossing border. Port Kells/Northwest Langley is the distribution epicentre for Greater Vancouver, hence the drastic infrastructure upgrades that are planned for the area including:

- Located adjacent to Trans-Canada Highway
- New Golden Ears Bridge connecting Langley and Surrey to Pitt Meadows and Maple Ridge completed in June, 2009
- New on and off ramps to and from 192nd Street Trans-Canada Highway
- A future perimeter road which will connect Port Kells/Northwest Langley to North Surrey and Delta Port
- Significant improvements to 98th Avenue
- Brand new 200th Street Highway Interchange with large scale retail centre
- Clean Environmental Report/Soils Report available

CIVIC ADDRESS

9445 189th Street, Surrey, BC

LEGAL DESCRIPTION

Lot 5, Section 33, Twp. 8, N.W.D., Plan LMP48784
PID: 024-952-699

SITE SIZE

1.339 acres, rectangular in shape

FEATURES

Site frontage: 163.78'

ZONING

I-L (Light Impact) Industrial, allowing for a wide variety of distribution, warehousing, servicing and manufacturing uses.

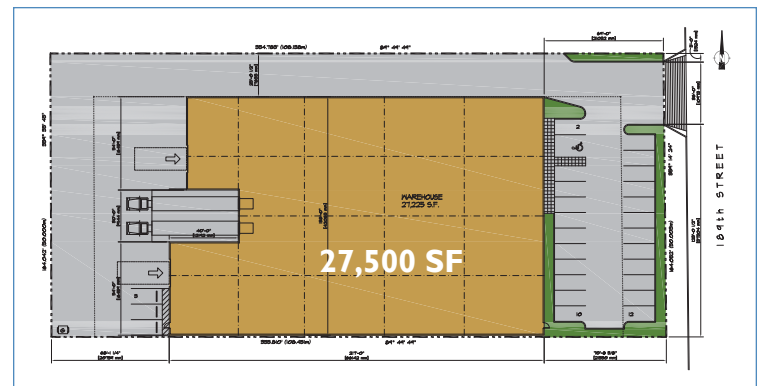
PROPERTY TAXES (2013)

\$25,301.98

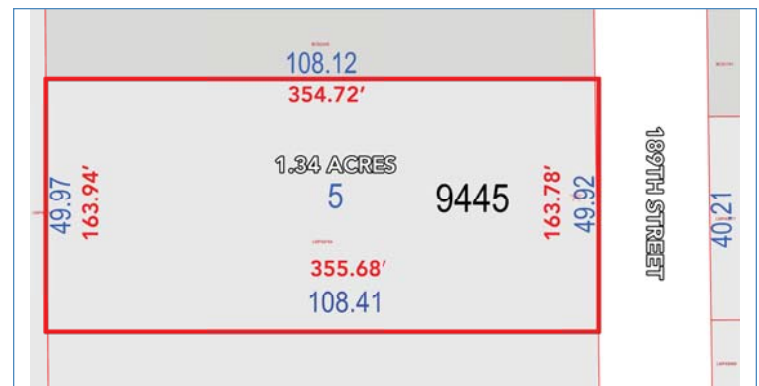
ASKING PRICE

\$2,100,000

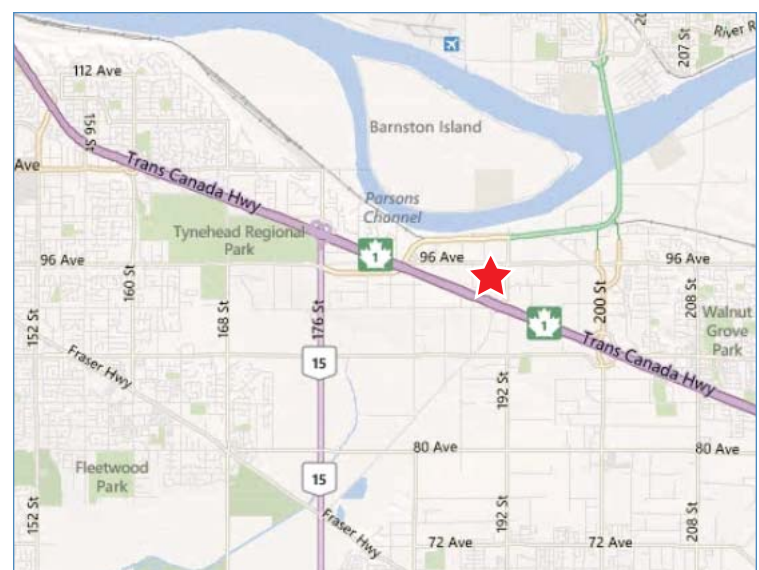
SITE PLAN OPTION



LEGAL PLAN



LOCATION MAP



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