

FOR SALE/LEASE

NEW INDUSTRIAL UNITS IN CAMPBELL HEIGHTS

3757 190 Street
Surrey, BC



 **FRONTLINE**
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 7,945 - 12,057 sf of industrial space
- Currently under construction, built by Integrated Construction
- Two dock and one grade loading door per bay
- Occupancy in Q2 2019

For more information
PLEASE CONTACT:

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www.FLRE.ca

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NEW INDUSTRIAL UNITS IN CAMPBELL HEIGHTS

3757 190 Street
Surrey, BC

OPPORTUNITY

This offering represents an opportunity to lease or purchase a newly constructed industrial warehouse space located in Campbell Heights. Each unit boasts a 1,560 - 2,044 sf mezzanine, two dock loading doors and one grade loading door. The complex is being built by Integrated Construction with expected occupancy in May 2019.

AVAILABILITY

Unit	Availability	Size	Price/Rate
101	For Lease	12,057 sf	\$10.50/sf net
102	For Sale	7,945 sf	Contact listing agents for price guidance.
103	Under Contract	7,945 sf	
104		SOLD	
105		SOLD	
106	For Lease	7,953 sf	\$9.95/sf net
107		SOLD	

BUILDING FEATURES

- Quality insulated concrete tilt-up construction
- Signage opportunities
- Abundant parking
- Concrete mezzanine
- Fully sprinklered
- Three phase power
- T-5 fluorescent lighting
- Zoned CD (Comprehensive Development)
- Occupancy in Q2 2019

LOCATION

Campbell Heights, Surrey's fastest growing industrial submarket provides excellent access to US - Canada border as well as Highway 99, Highway 91, 176 Street, and Highway 10 (56 Avenue). Many businesses have chosen Campbell Heights as a strategic location for their facilities including Loblaws, Ebcu Metal, Aman Transport, CSA Transportation, Metro Aluminum Products, Advance Wire Products, Radius Logistics, and Garmatex.

LOCATION MAP - CAMPBELL HEIGHTS NORTH



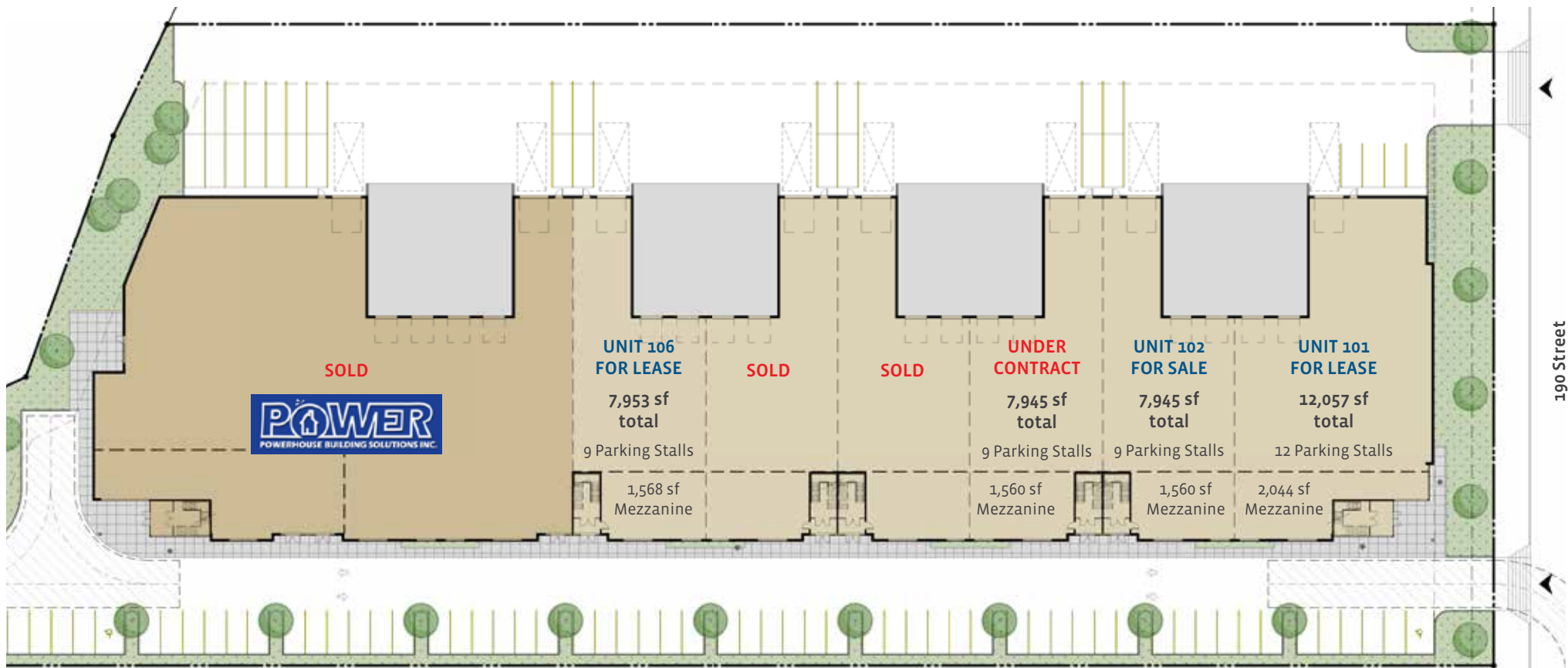
FOR MORE INFORMATION CALL 604.583.2500

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BUILDING PLAN



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