

# FOR SALE/LEASE

NEW INDUSTRIAL UNITS IN CAMPBELL HEIGHTS

3757 190 Street  
Surrey, BC

CONSTRUCTION  
UNDERWAY



**FRONTLINE**  
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- 7,945 - 20,000 sf of industrial space
- Two dock and one grade loading door per bay
- Currently under construction
- Occupancy in Q4 2019

*For more information*  
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[www.FLRE.ca](http://www.FLRE.ca)

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## 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 currently under construction with expected occupancy in Q4 2019.

## AVAILABILITY

| Unit           | Warehouse sf         | Mezz sf             | Total sf             | Price/Rate      |
|----------------|----------------------|---------------------|----------------------|-----------------|
| 101            | 10,013 sf            | 2,044 sf            | 12,057 sf            | By proposal     |
| 102            | 6,385 sf             | 1,560 sf            | 7,945 sf             | \$315/sf        |
| <del>103</del> | <del>6,385 sf</del>  | <del>1,560 sf</del> | <del>7,945 sf</del>  | <del>SOLD</del> |
| <del>104</del> | <del>6,385 sf</del>  | <del>1,560 sf</del> | <del>7,945 sf</del>  | <del>SOLD</del> |
| <del>105</del> | <del>6,385 sf</del>  | <del>1,560 sf</del> | <del>7,945 sf</del>  | <del>SOLD</del> |
| 106            | 6,385 sf             | 1,568 sf            | 7,953 sf             | By proposal     |
| <del>107</del> | <del>23,980 sf</del> | <del>TBD</del>      | <del>23,980 sf</del> | <del>SOLD</del> |

## 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 Q4 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, Ebco Metal, Aman Transport, CSA Transportation, Metro Aluminum Products, Advance Wire Products, Radius Logistics, and Garmatex.

## LOCATION MAP - CAMPBELL HEIGHTS NORTH



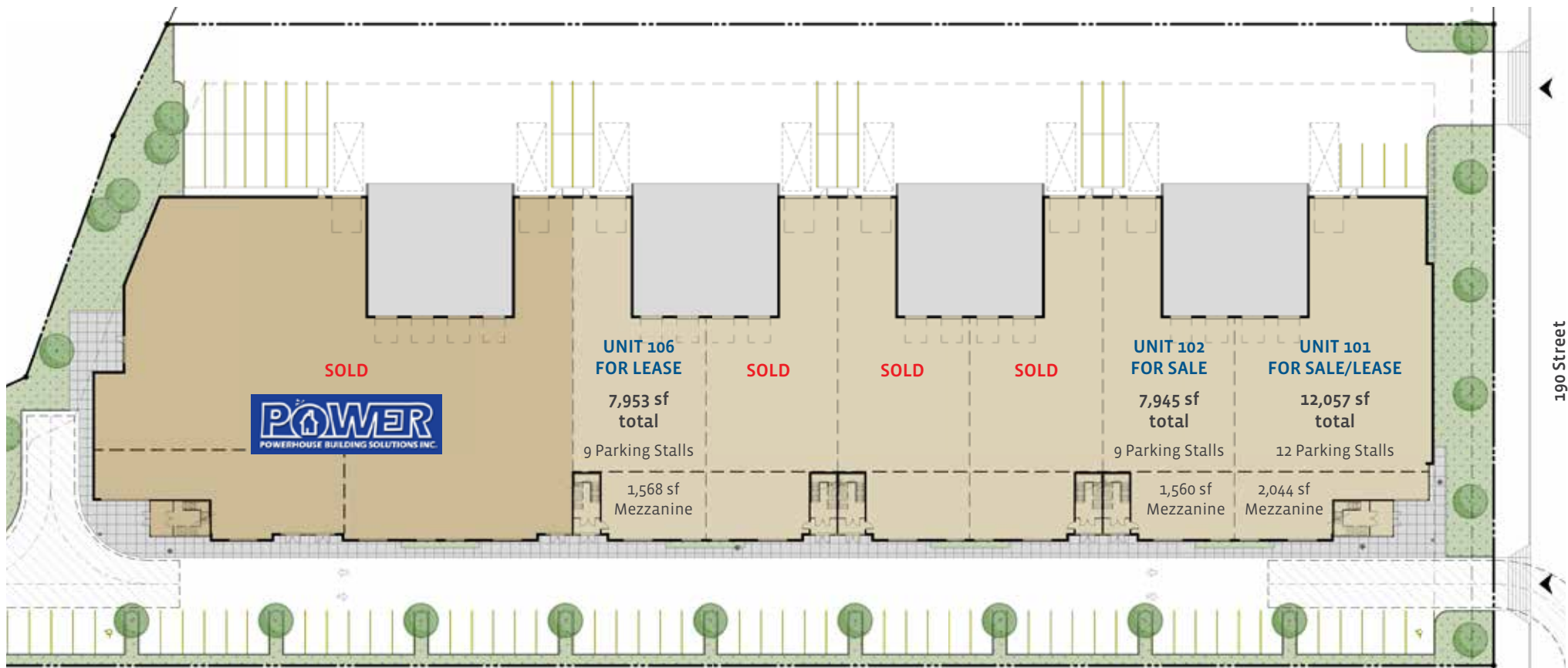
FOR MORE INFORMATION CALL 604.583.2500

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## BUILDING PLAN



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 **FRONTLINE**  
REAL ESTATE SERVICES

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