

# For Sublease

3388 190th Street, Surrey, BC

57,965 sf modern, manufacturing facility with high-end office finishings on 3.83 acres in Campbell Heights



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**AVISON  
YOUNG**

## Opportunity

Avison Young is pleased to present the opportunity to sublease a 57,965 sf freestanding industrial building on 3.83 acres in Surrey's Campbell Heights Business Park. This modern, manufacturing-style facility features multiple overhead cranes, six grade-level loading doors, high-end office finishings and excess land for outside storage.

## Premier location

Situated at the corner of 190th Street and 34A Avenue, the property is located in the highly desirable Campbell Heights Business Park. It boasts multiple access points and excellent connectivity to Metro Vancouver's highway network, ensuring the convenient transportation of goods throughout the Lower Mainland and the Pacific Northwest.

This exceptional location provides seamless connections to Highways 1, 10, 15, 99 and is a mere 10-minute drive to the Canada / US Border.



## Property details

### BUILDING AREA

Warehouse	43,245 sf
Mezzanine	401 sf
Office	14,319 sf
<b>Total</b>	<b>57,965 sf*</b>

*\*Measurements to be verified by Subtenant*

### SITE AREA

3.83 acres

### ZONING

**CD - Comprehensive Development** (based on IB-2) permits a wide range of light industrial uses including warehouse, distribution and ancillary office.

### SUBLEASE RATE

\$19.00 psf, net

### ADDITIONAL RENT (2026 ESTIMATE)

\$8.11 psf, including management fee

### AVAILABILITY DATE

October 1, 2026

### SUBLEASE EXPIRY

April 29, 2028

*\*Landlord may be open to a new, long-term headlease*

## Key highlights



57,965 sf freestanding manufacturing-style facility



High-end office finishings and staff facilities throughout



Well-located corner property with excellent exposure to 190th Street and 34A Avenue



Multiple access/egress points, ideal for b-trains and large trucks



Excess land allows for some outside storage, which is rarely available in the immediate area

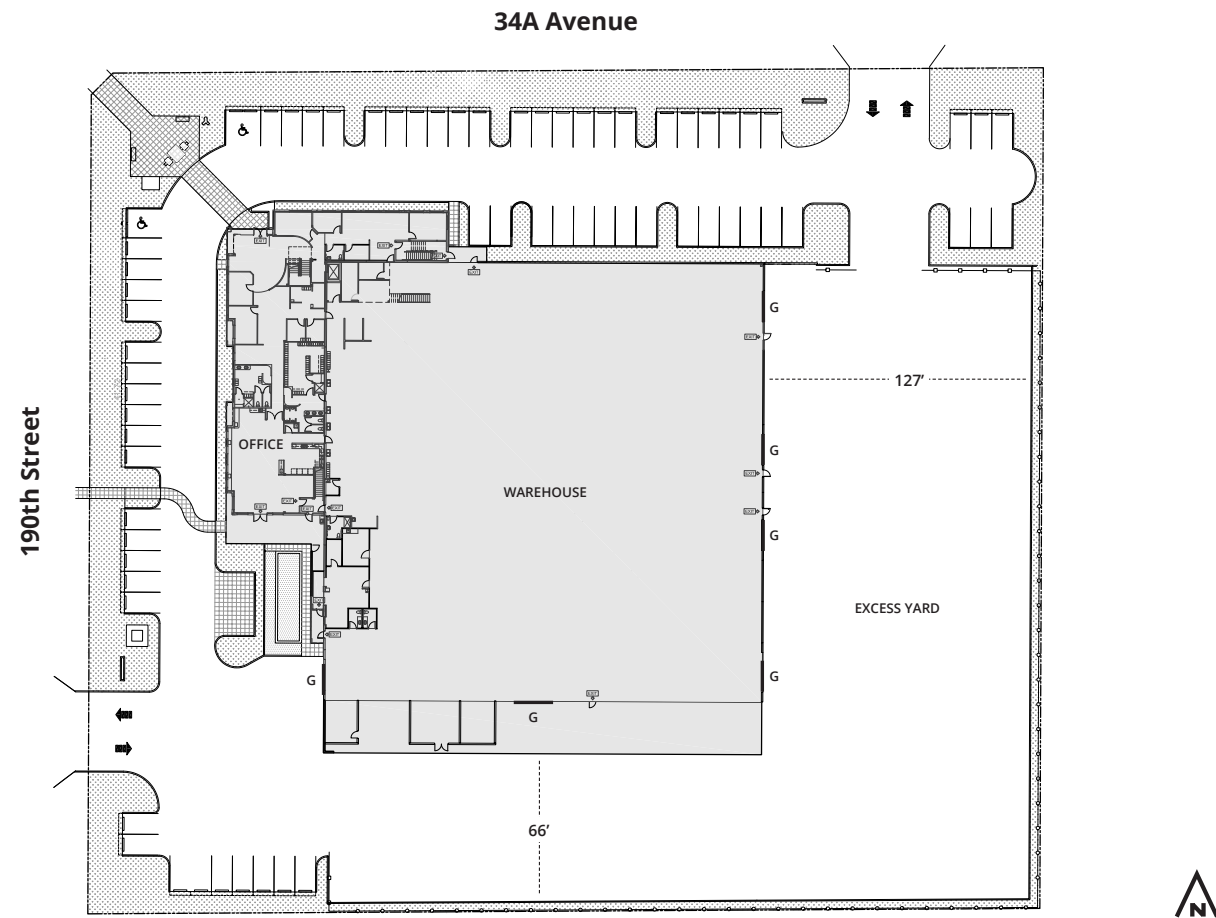


Situated in the heart of Campbell Heights Business Park and a 10-minute drive to the Canada / US border



# Site plan

GROUND FLOOR



G = Grade loading door



INTERIOR WAREHOUSE



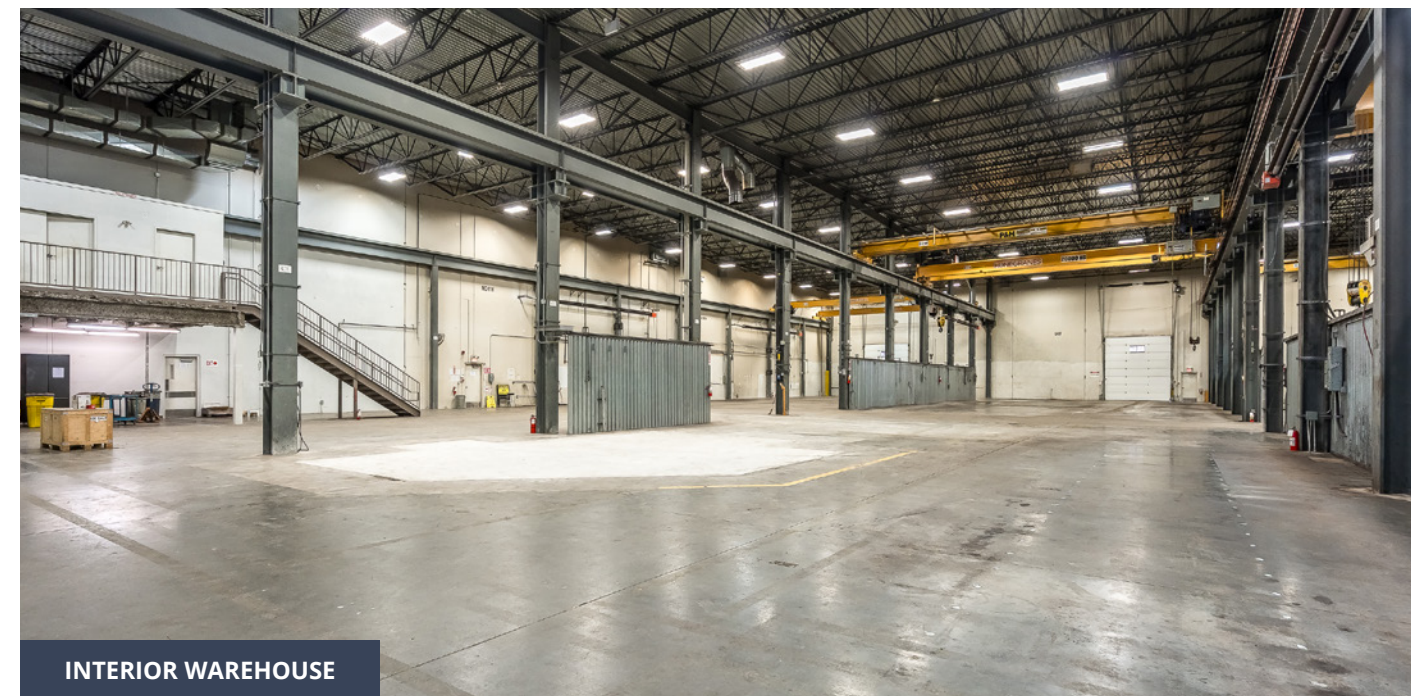
EXCESS YARD



INTERIOR WAREHOUSE













EXCESS YARD



INTERIOR WAREHOUSE

## Warehouse features

-  Structural steel frame and concrete tilt-up construction
-  Multiple overhead cranes
-  28' clear ceiling height
-  Fully sprinklered
-  Six (6) grade-level loading doors
-  T5 lighting
-  1600 amps, 600 volts, 3-phase electrical service
-  Gas fired, radiant heating
-  Reinforced concrete floor
-  Excess land for outside storage

## Office features



Two floors of high-quality, extensively improved office space



Ground floor is improved with a reception area, private offices, open plan offices, locker rooms, washrooms, kitchen, lunchroom and shipping/receiving office



Second floor is improved with a conference room, private offices, open plan offices, washrooms and an outdoor patio



HVAC throughout



Terrazzo and finished concrete flooring



Elevator service between the ground floor and second floor offices



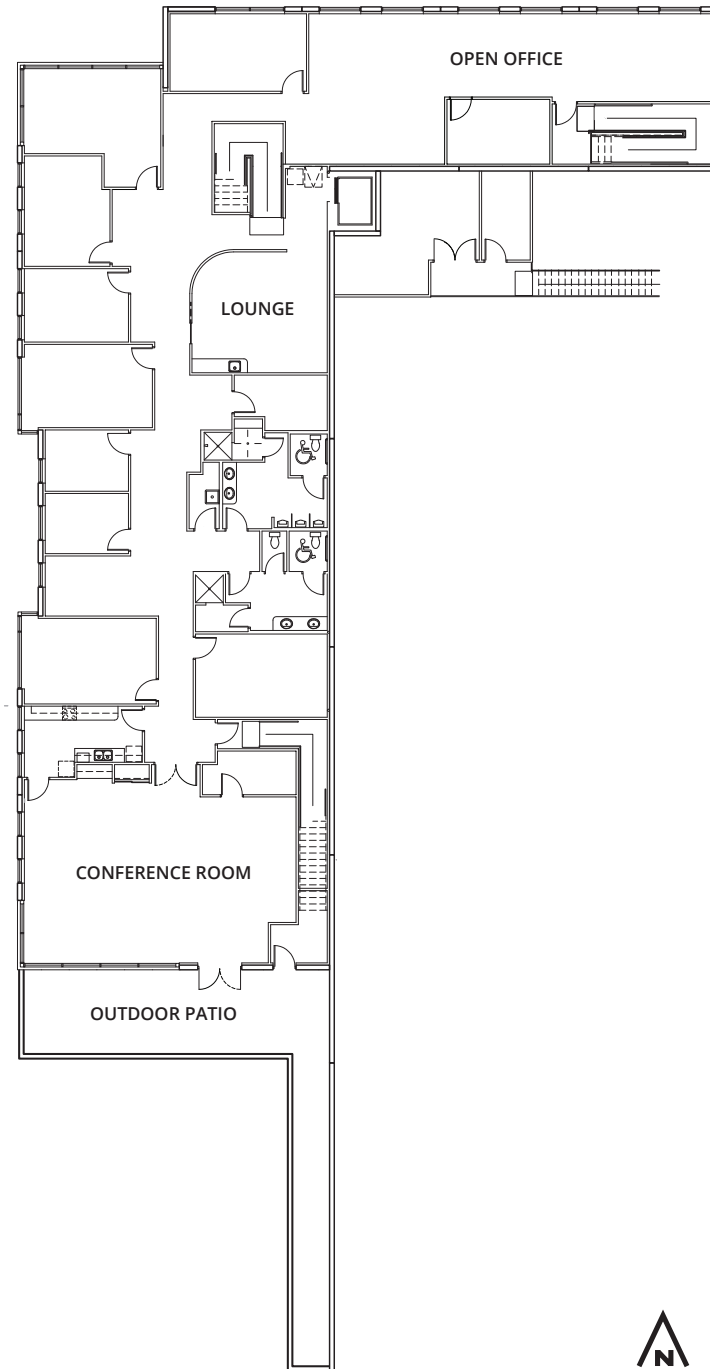
Recessed fluorescent lighting



68 on-site parking stalls

## Site plan

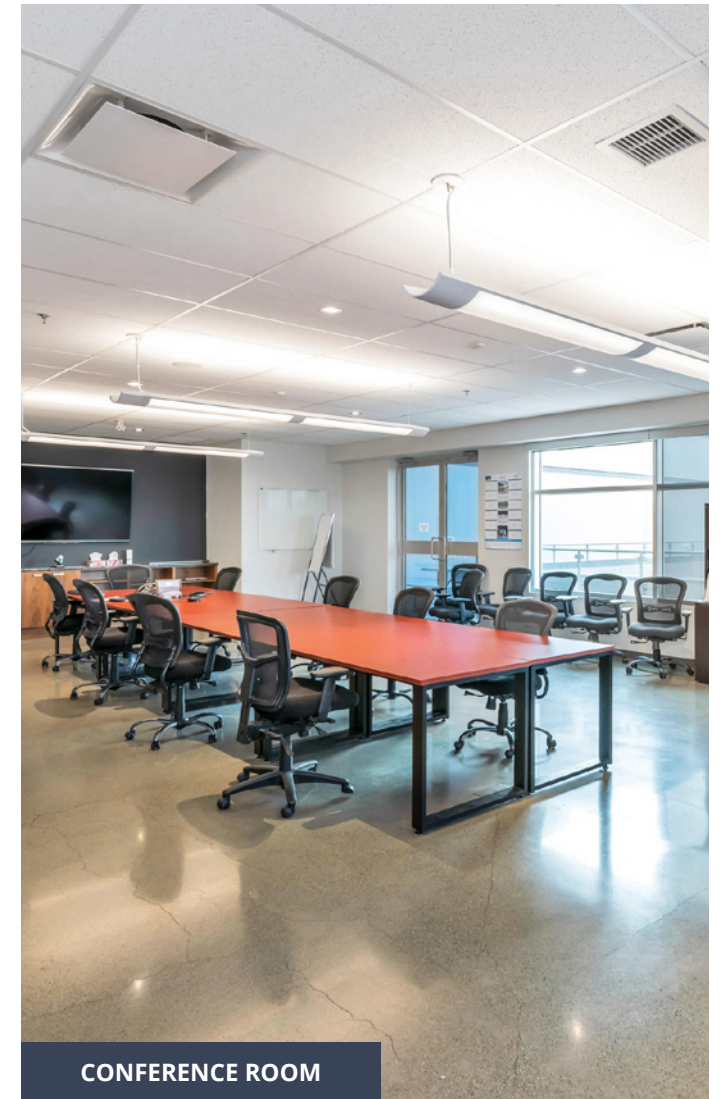
SECOND FLOOR



RECEPTION



OUTDOOR PATIO



CONFERENCE ROOM



KITCHEN / LUNCHROOM



**🚗 DRIVE TIMES**

Highway 15	4 minutes	Canada / US Border	10 minutes	Highway 91	16 minutes
Highway 10	7 minutes	Fraser Highway	12 minutes	Highway 17	18 minutes
Highway 99	10 minutes	Highway 1	16 minutes	Port Mann Bridge	20 minutes

**Contact for more information**

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