

# FOR LEASE

3353 194 Street | Surrey, BC



Accelerating success.

**46,324 SF Logistics &  
Distribution Facility**

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# Property Overview

3353 194 Street is meticulously designed to optimize operations. With its thoughtfully arranged loading court and impressive 37' clear heights, this facility is tailored for efficiency, empowering the incoming tenant to fully maximize their operations without any compromises.

Civic Address	19072 26 Avenue, Surrey
Zoning	IB - Business Park Industrial
Power	400 amp, 374/600 volt
Ceiling Height	37' clear ceiling heigh 18' clearance under mezzanine
Loading	Five (5) dock doors One (1) oversized grade door
Lease Rate	\$19.50 per SF
Additional Rent	Contact Listing Agents
Available	Immediately



# Site Plan



\*Areas are approximate & to be verified by the Tenant.

# Highlights

- Insulated concrete tilt up construction
- Extensive exterior glazing
- Hydraulic dock levelers with push button operation
- 7" reinforced slab on grade designed for 700 PSF live load
- Gas fired unit heaters
- High efficiency LED lighting
- Fenced rear loading area
- Fibre communications service available
- ESFR sprinkler system
- Low-density, two-tenant building
- Ample and efficient one-way truck loading flow for seam-less operations

## Building Area Breakdown\*

Ground Floor	39,195 SF
Mezzanine	7,128 SF
Total	46,324 SF

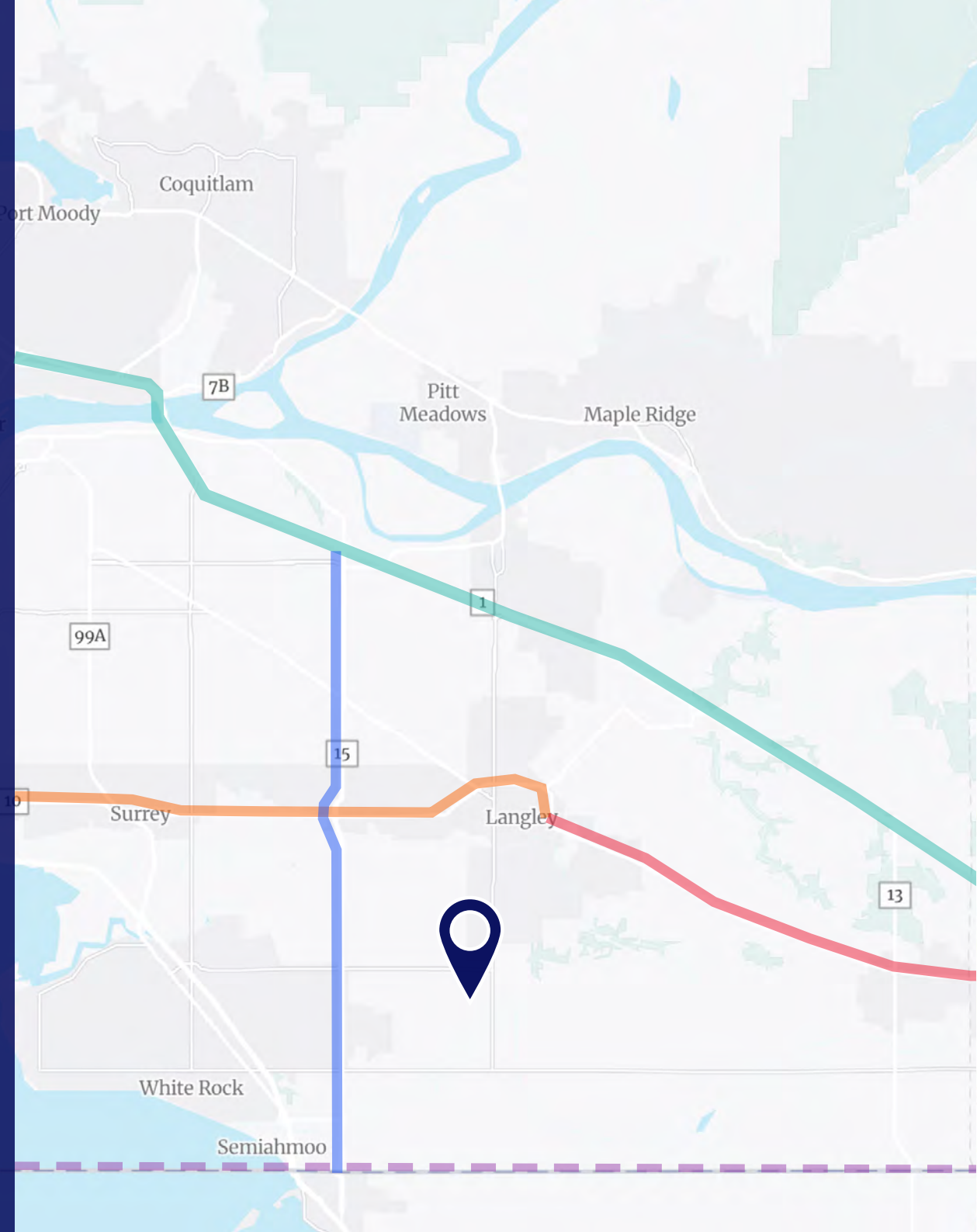


# Location Overview

In recent years, Campbell Heights has emerged as a leading industrial business park in Metro Vancouver. Fueled by rapid development, modern infrastructure, a strategic location, and a shift toward cleaner uses, it has captured the interest of both major tenants and small businesses. In close proximity to the U.S. border, the Trans-Canada Highway, and a labor force pool from both Surrey and Langley, Campbell Heights is a great location for business.

## Drive Times

- Pacific Highway**  
5 minutes
- Highway 10**  
6 minutes
- Fraser Highway**  
15 minutes
- Trans-Canada Highway**  
20 minutes
- US Border**  
10 minutes



# Gallery







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