

# 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.

<b>Civic Address</b>	3353 194 Street, Surrey
<b>Zoning</b>	IB - Business Park Industrial
<b>Power</b>	400 amp, 374/600 volt
<b>Ceiling Height</b>	37' clear ceiling heigh 18' clearance under mezzanine
<b>Loading</b>	Five (5) dock doors One (1) oversized grade door
<b>Lease Rate</b>	\$19.50 per SF
<b>Additional Rent</b>	\$5.88 per SF
<b>Available</b>	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	7,129 SF
<b>Total</b>	<b>46,324 SF</b>

# 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

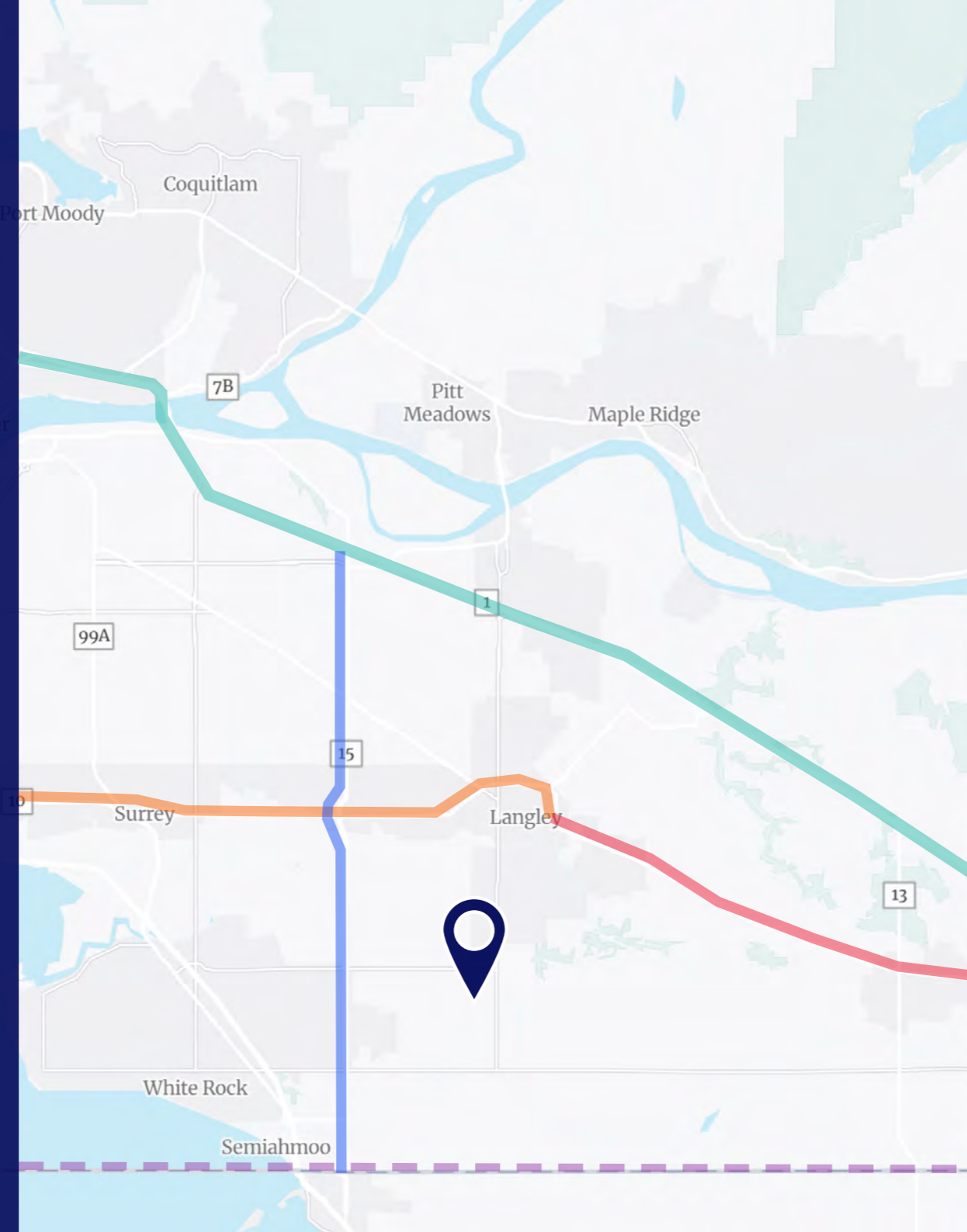
15 minutes

### ● Trans-Canada Highway

20 minutes

### ● US Border

10 minutes



# Gallery





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TAG

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