

105/106 - 3425 189 St, Surrey

FOR LEASE

7,827 SF of Industrial Space with Improved Office

momentum



Brendon Schmidt

COMMERCIAL LEAD

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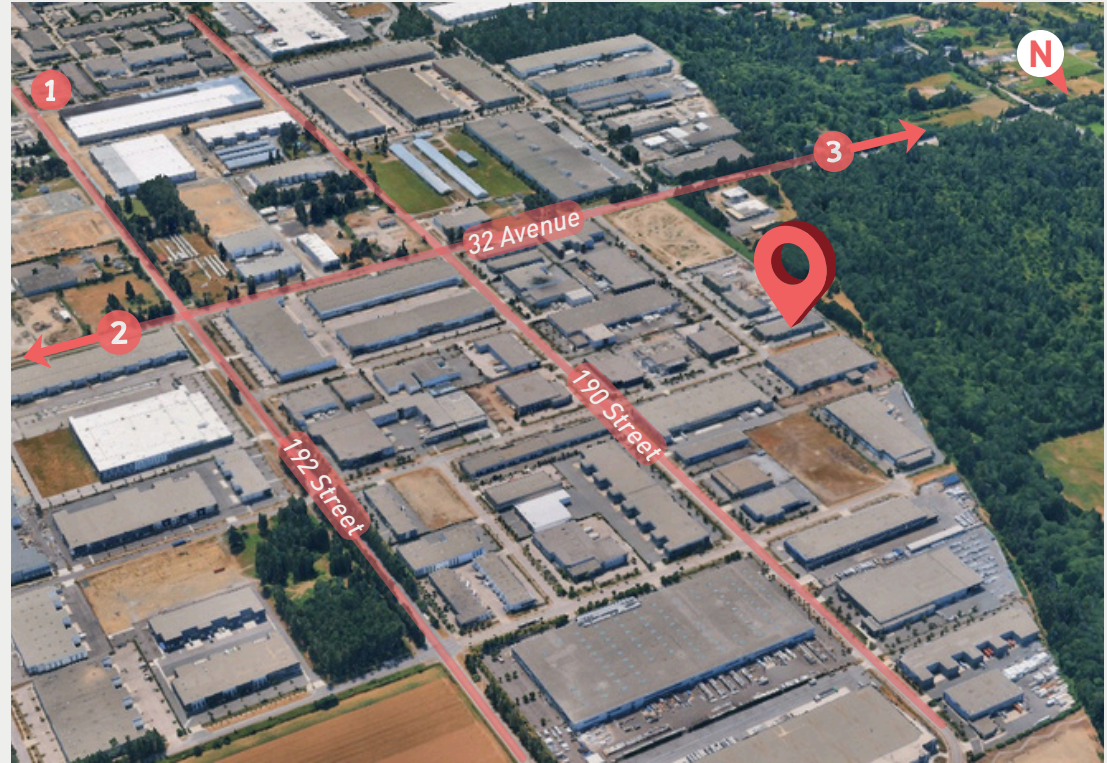
OPPORTUNITY

Located in Campbell Heights, this is a modern, highly functional industrial opportunity offering Units 105 & 106 at 3425 189 Street, Surrey—two side-by-side units with a wall opening that allows the premises to function as one contiguous space.

The property totals 7,827 SF, comprised of 5,700 SF of ground-floor industrial area and 2,127 SF of second-floor office improved with modern glass walls, excellent lighting, and abundant natural light. The warehouse areas feature 24' clear height, two 10' x 12' grade-level loading doors, and strong electrical capacity with 100A @ 600V 3-phase power per unit (tenant to verify).

Additional features include a kitchen, multiple washrooms, and 10 designated parking stalls—ideal for service industrial, light manufacturing, or businesses seeking a sharp office presence paired with efficient warehouse functionality.

LOCATION



1 A&W, Tim Hortons

2 To Langley

3 To South Surrey /
Morgan Heights

HIGHLIGHTS



200A / 600V / 3Ph



Central Location with
Easy Highway Access



Ample Parking



Grade Loading Doors



Well-Managed Building

SALIENT DETAILS

ADDRESS	105/106 - 3425 189 St Surrey, BC
PID	030-106-656, 030-106-664
AREA	5,700 SF - Warehouse <u>2,127 SF - 2nd Floor Office</u> 7,827 SF - Total
ZONING	CD (Zoning Bylaw can be Provided upon Request)
LEASE RATE	\$20.50 PSF
ADDITIONAL RENT	\$6.57 PSF (2026 est.)
PARKING	10 Designated Spaces
CEILING	24' Clear Height
LOADING	(2) 10'x12' Grade Doors
POWER	100A/600V/3Ph per Unit
AVAILABILITY	Immediately

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CONTACT FOR MORE INFORMATION

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