



LATITUDE

The New Industrial Landscape

TAKE YOUR BUSINESS TO NEW HEIGHTS

LATITUDE IS EAST NEWTON'S NEWEST INDUSTRIAL DEVELOPMENT,
FEATURING A LIMITED OPPORTUNITY OF 10 STRATA WAREHOUSE UNITS.

Take the next step in your business journey with modern warehouse space from 8,400 SF and up, including second floor mezzanine, high ceilings, and both dock and grade loading.

Built to elevate your business, Latitude's modern design and efficient layout provides a rare opportunity to own industrial space in Metro Vancouver's low vacancy landscape.



360° ACCESS

15355 68TH AVENUE, SURREY

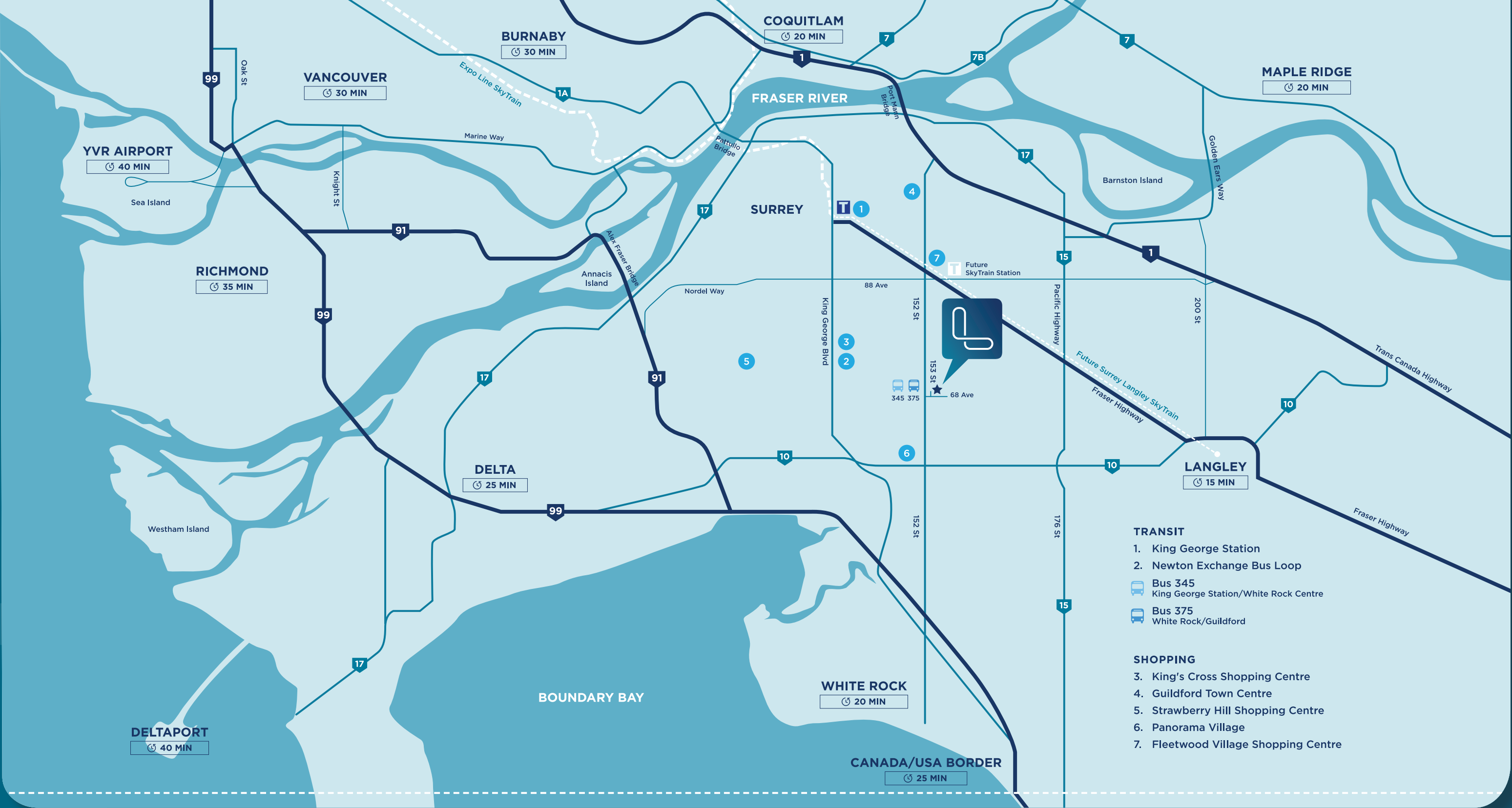
Strategically Located

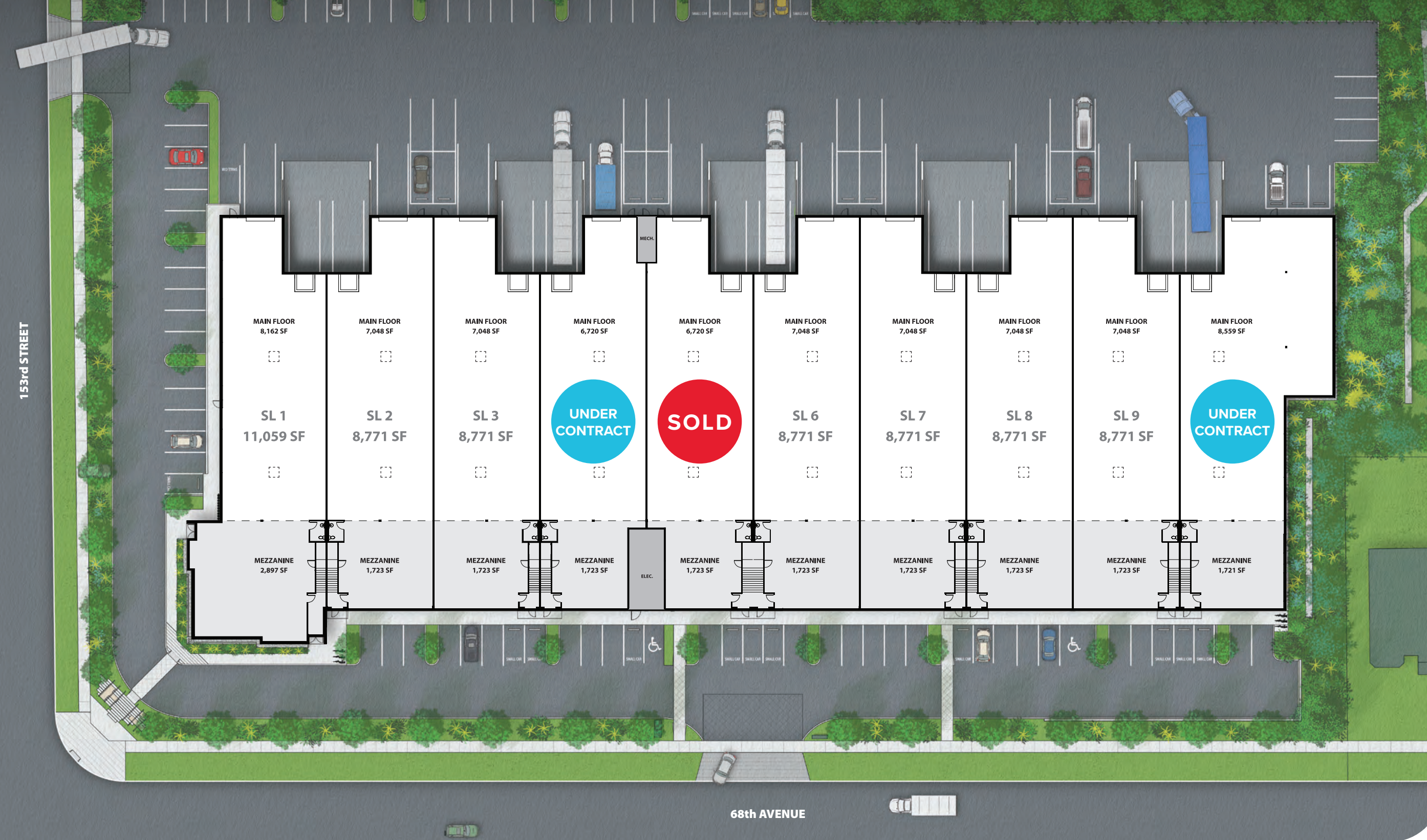
Just one block from 152nd Street, Latitude is centrally located on the corner of 153rd Street and 68th Avenue in Surrey's East Newton industrial area. Its convenient location provides easy access to the Lower Mainland via major highways and arterial roads.

Transit Accessibility

Located along one of Surrey's primary transit routes, Latitude makes it easy for your clients, customers and workforce to get to you by car or bus. With the completion of the future Surrey Langley SkyTrain extension in 2028, including a station at 152nd Street/Fraser Highway, Latitude will be one of the most accessible industrial developments in the area.

TRAVEL TIMES	
Highway 10	5 MINS
Fraser Highway	7 MINS
King George Boulevard	8 MINS
Highway 15	9 MINS
Highway 99	12 MINS
Canada/USA Border	25 MINS





SPACES THAT WORK FOR YOU

Latitude gives you the purpose-built features and quality you have always wanted in a modern industrial space. Its comprehensive design provides a highly functional space, making the transition to a brand new warehouse make sense.

INDUSTRIAL STRATA UNITS FROM 8,400 SF AND UP

- Dock and grade loading included with every unit
- Ample truck maneuvering room for 53' trailers
- Common landscaped outdoor amenity area

FEATURES

- Insulated concrete tilt-up warehouse construction
- Enclosed second floor shell mezzanine
- 28' clear warehouse ceiling height
- One 14'(h) x 12'(w) grade loading door per unit
- One 10'(h) x 8'6"(w) recessed dock loading door per unit with levelers, seals and bumpers
- 200 amp, 347/600 volt, 3-phase electrical service
- 700 lbs per SF warehouse live load floor capacity
- ESFR warehouse sprinklers
- Energy efficient LED lighting with ASHRAE compliant energy controls
- Two skylights per unit
- Fully finished accessible washroom on the ground floor
- One dedicated EV charging outlet per unit

ZONING

- IB-3 zoning accommodates a wide range of light industrial and commercial uses

STRATA OWNERSHIP BENEFITS

Owning your workspace gives you more than control of your business – it is an investment unto itself that allows you the freedom and stability to set your own terms.



REALIZE FINANCIAL ADVANTAGES

Capital investments bring long-term value, operating expenses and mortgage interest expenses can be written off, and capital costs allowances provide tax savings.



ENJOY FINANCIAL CERTAINTY

Fixed interest rates mean you can lock in monthly payments.



EXERCISE CONTROL

Avoid annual rent escalations and have a say in your operating expenses.



GAIN REWARDS

Property ownership means you have a long-term investment that can be leased or sold.



BUILD EQUITY

As you pay down your principal, your equity grows.



A TRUSTED TRACK RECORD OF DELIVERING EXCEPTIONAL WORKSPACES

CONWEST

DEVELOPER

For over 3 decades, Conwest has built a renowned track record of delivering exceptional commercial and industrial projects throughout the Lower Mainland.

Built on a foundation of long-term relationships, customer service, and quality in everything we do, our strategic partnerships and entrepreneurial spirit have allowed us to continually innovate and raise the bar in the market sector. By 2023, Conwest will have developed more than 2.3 million square feet of commercial and industrial space.

With locally-owned roots, and a core competency in civil contracting, Conwest is active across many sectors of real estate development including build to suit, industrial and commercial strata, residential rental and social purpose.

conwest.com



ARCHITECTURE & DESIGN

CTA Architecture and Design aspires to constantly educate themselves to be better designers, to learn from each project, and achieve a higher level of architectural understanding and expression. Endeavouring to find the best possible architectural solutions for their projects, clients and communities, their work encourages social interaction, seeking to make the most of the opportunities that are leveraged through the process of design.

ctadesign.net

CBRE

SALES

CBRE is the world's largest commercial real estate services and investment firm. With more than 100,000 employees in more than 100 countries, they are recognized for their global excellence and have been ranked the top real estate brand for 18 consecutive years. Backed by the industry's leading platform, their experts are the strongest assembly of industrial and logistics professionals in the business. Completing an industrial transaction every eight minutes, CBRE provides unique real estate solutions that can only come from decades of experience.

cbre.ca

CONWEST INDUSTRIAL PROJECTS



Coast Meridian, Port Coquitlam



Benchmark, Richmond



Velo, Delta



Pivotal, Port Coquitlam



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LatitudeByConwest.com

CONWEST **CBRE**

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