

UNIT 105 - 3170 194 STREET
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

[WATCH VIDEO](#)



NEW PRICE



FIRST CLASS LARGE-BAY WAREHOUSE **FOR SALE**

14,135 SF of Prime Industrial Warehouse Space
Dock and Grade Loading
Strategically Located in Campbell Heights

Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation

Senior Vice President | Principal

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

Grant Basran

Associate Vice President | Industrial

D 604.630.3376 C 604.518.2188

grant.basran@lee-associates.com

Rajan Hundal BA, DULE

Associate | Industrial

D 604.630.3393 C 604.396.3840

rajan.hundal@lee-associates.com

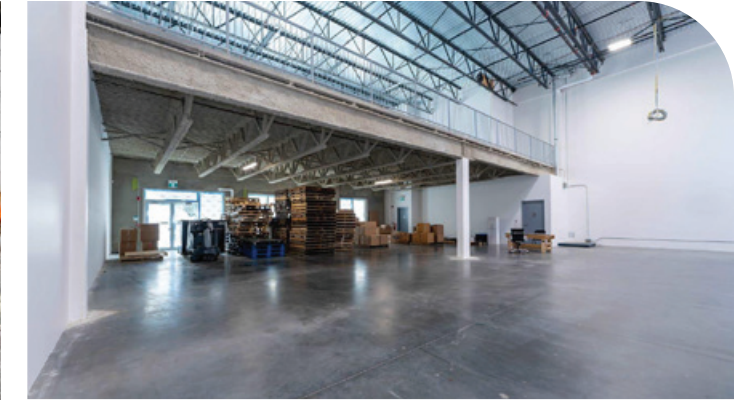
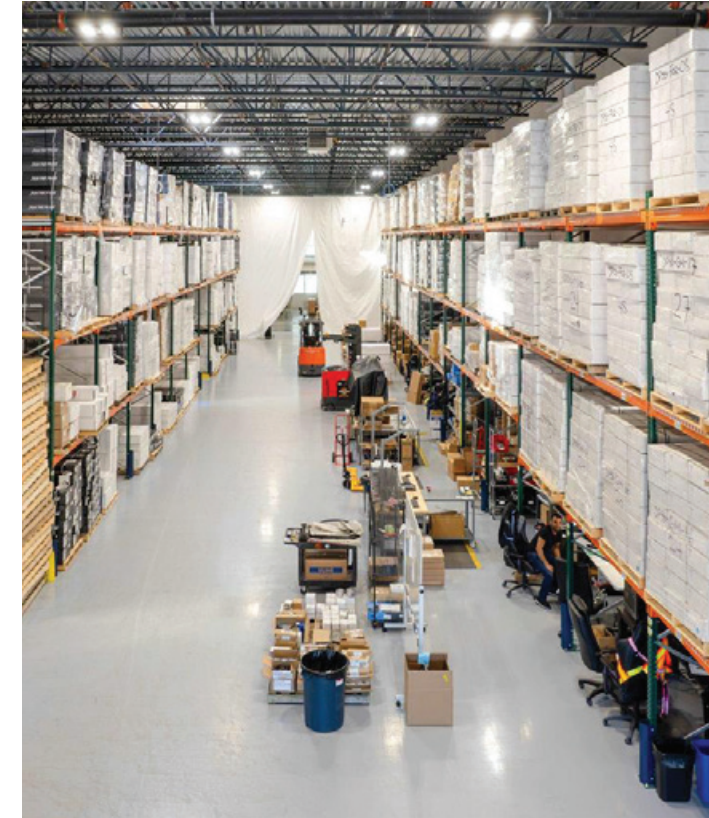
UNIT 105 - 3170 194 STREET SURREY, BC

Opportunity

Exceptional opportunity to acquire a 14,135 SF industrial strata unit at Cedar Heights Business Centre. Situated in the Campbell Heights industrial district of Surrey, this warehouse offers excellent connectivity to major transportation networks, making it an ideal choice for businesses looking to expand or establish a presence in a premier industrial hub.

Features

- » One (1) grade loading door (12' X 14' approximately)
- » Two (2) dock loading doors (8' X 10' approximately) with automatic levelers
- » 26' ceilings
- » 3-phase power (200 amp/600 volts)
- » ESFR fire suppression
- » LED lighting fixtures
- » Floor load capacity; ground floor 500lbs per SF, mezzanine 100lbs per SF
- » 19 parking spots
- » Constructed in 2022



Strata Lot Size 14,135 SF including 1,915 SF structural mezzanine and 12,220 SF of ground floor warehouse

PID 031-776-264

Zoning IB1 - Business Park 1 Zone

Property Taxes \$72,355.16 (2024)

Strata Fees \$1,606.84 per month

Asking Price \$7,208,000 \$6,996,825 (\$495/PSF)

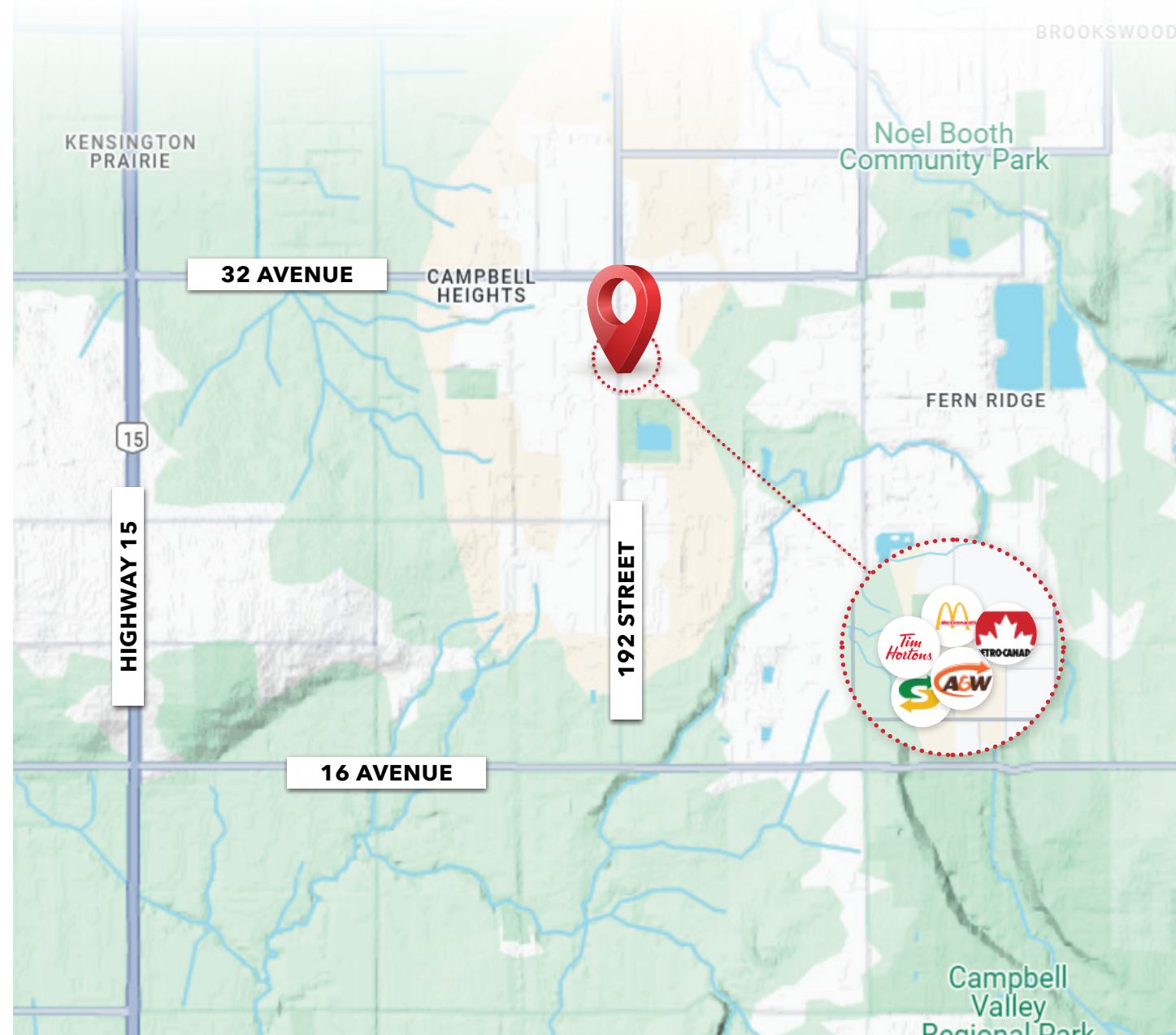
Possession Upon Closing

UNIT 105 - 3170 194 STREET

SURREY, BC

Location Overview

Cedar Heights Business Centre is situated on a 4.8 acre development in Surrey's Campbell Heights. Campbell Heights is known as one of the most successful and well-planned business parks in the Lower Mainland. Campbell Heights' central location provides easy access to Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue) and the Trans-Canada Highway 1. In addition, the US Border crossing is only minutes away.



Strata Plan

**STRATA PLAN OF LOT A, SECTION 22,
TOWNSHIP 7, NEW WESTMINSTER DISTRICT,
PLAN EPP107329**

City of Surrey BCGS 92G.007

Sheet 1 of 7 Sheets
STRATA PLAN EPS7104

GROUND FLOOR

Sheet 3 of 7 Sheets
STRATA PLAN EPS7104

0 5 10 20 30 40 50 m
SCALE - 1 : 500
All distances are in metres

The intended plot size of this plan if 280mm in width by 432mm in height (size B)

The ground floor plan shows six strata units (Pt SL 1 to Pt SL 6) arranged vertically. Each unit has a specific area and total area. Pt SL 1: 1996.5 m², Total Area = 2314.4 m². Pt SL 2: 1135.3 m², Total Area = 1313.2 m². Pt SL 3: 1135.3 m², Total Area = 1313.2 m². Pt SL 4: 1135.3 m², Total Area = 1313.2 m². Pt SL 5: 1135.3 m², Total Area = 1313.2 m². Pt SL 6: 1135.3 m², Total Area = 1313.2 m². The plan includes parking spaces (P1 to P6) and utility rooms (Electrical Room, Mechanical Room). A scale bar and north arrow are also present.

UNIT 105 - 3170 194 STREET SURREY, BC



FIRST CLASS LARGE-BAY WAREHOUSE **FOR SALE**

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com