

FOR LEASE

3560 190th STREET, SURREY, BC

INDUSTRIAL SPACE - AVAILABLE SEPTEMBER 1, 2024



LOCATION

Located on the corner of 36th Avenue and 190th Street in the prestigious Campbell Heights North Business Park. Easy access is available to Highway 99, Highway 15 (176th St) to the west via 32nd, 24th and 16th Avenue, and Highway 10 (56th Avenue) to the North. In addition, the US Border Crossing is only minutes away to the south. This corner lot has excellent signage appeal and has space available for tenants ranging from 10,567 - 145,000 square feet.

KEVIN MCPHAIL

Vice President, Leasing
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FARRELL ESTATES LTD

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(604) 273 - 7505
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BUILDING FEATURES

- > Concrete tilt-up construction with extensive glazing and architectural features
- > 32' clear ceiling heights
- > 2 Dock Loading Doors & 1 Grade Loading Door
- > LED lighting throughout
- > Great corporate identity with building crown signage

ZONING

Comprehensive Development Zoning allows for a wide variety of industrial and business park uses including manufacturing, distribution, and warehousing. A copy of the zoning bylaws are available for review.

PROPERTY HIGHLIGHTS

AVAILABLE BUILDING AREAS:

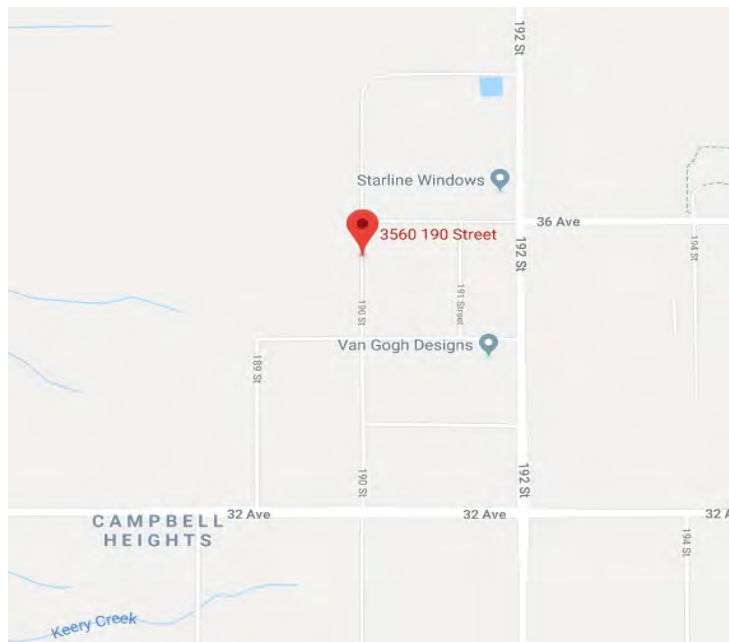
Unit #105 - 11,062 square feet total
9,183 square ft., of warehouse space &
1,879 square ft., of office space

OPERATING COSTS & TAXES:

Estimated at \$5.25 per square foot (2024)

LEASE RATE:

Contact listing agent



Contact Us For Further Information

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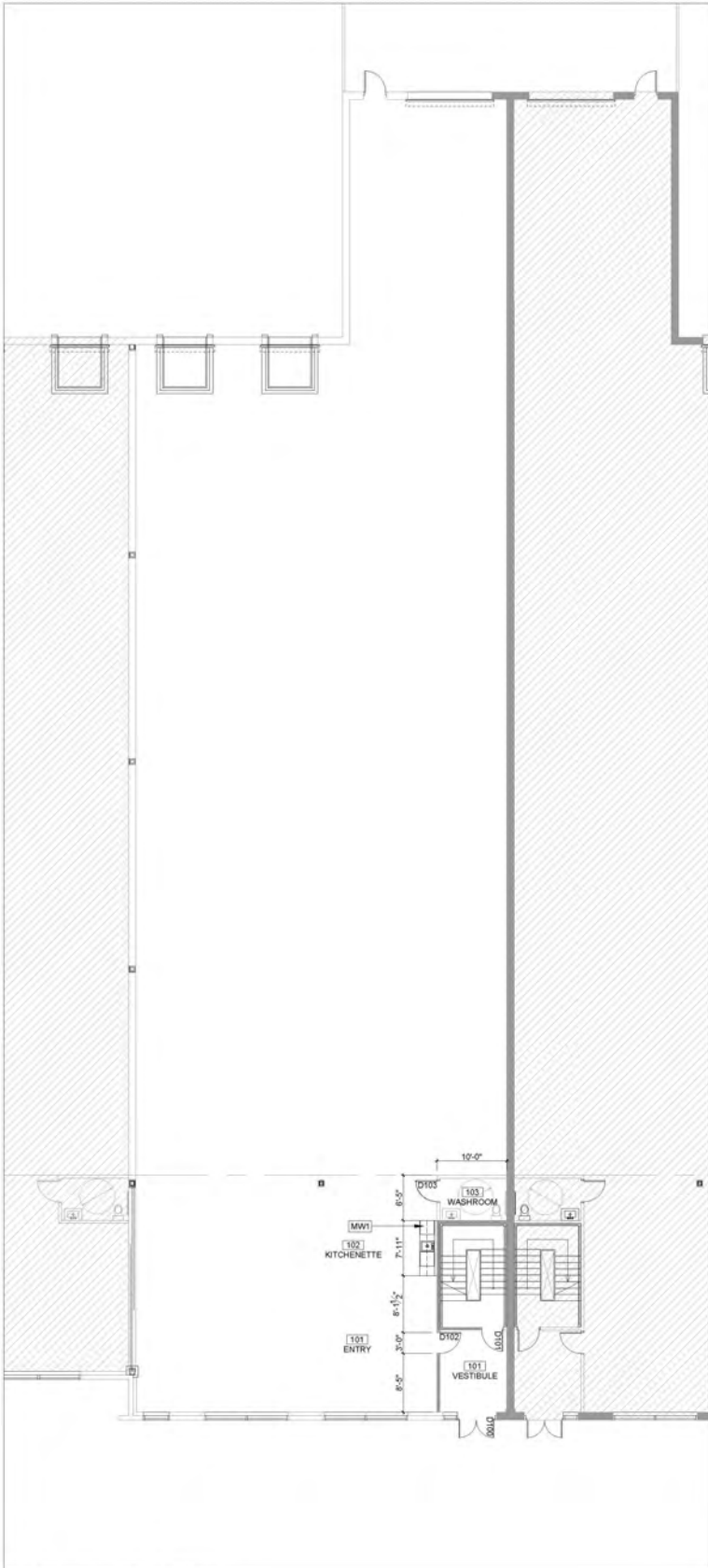
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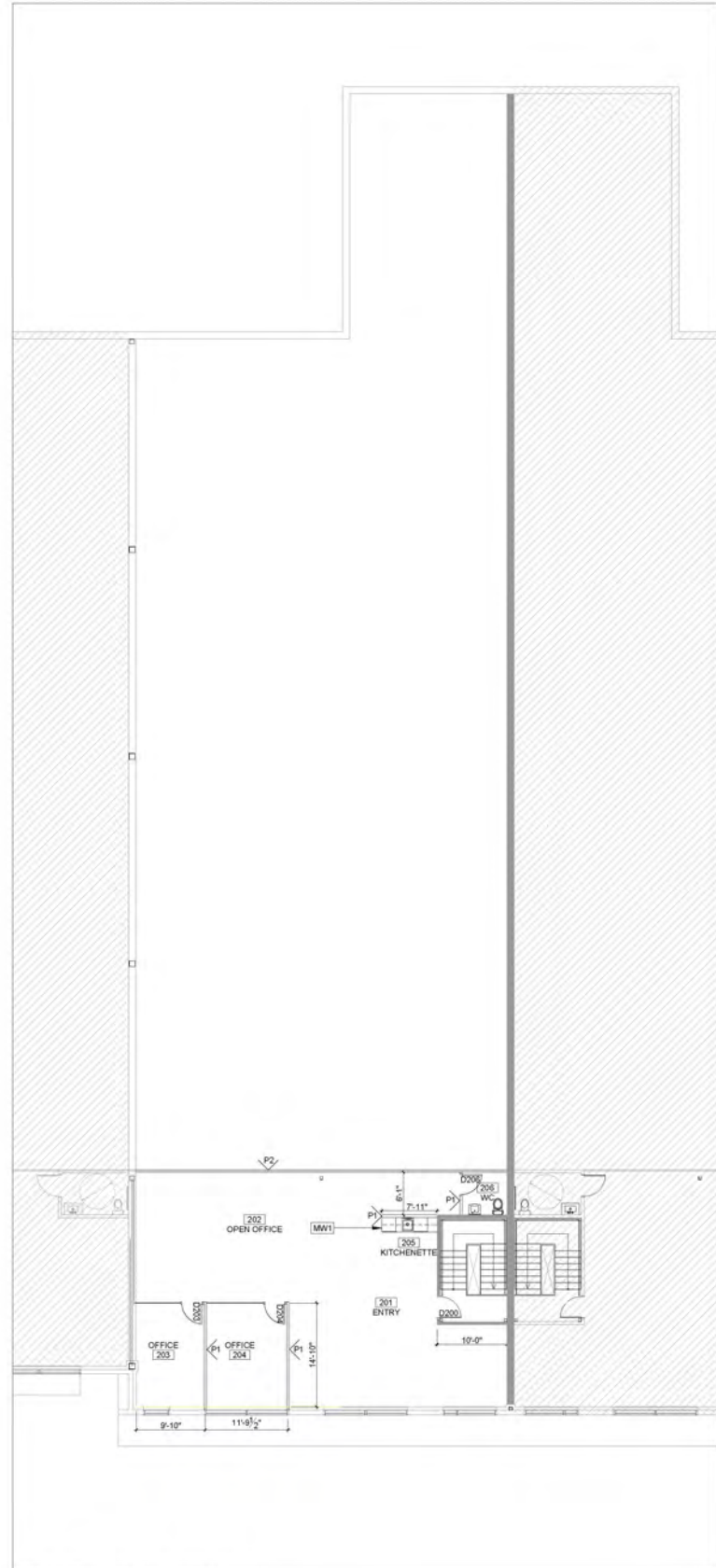


Farrell Estates LTD.

SITE PLAN



1 PARTITION PLAN - MAIN FLOOR
ID 2.0 3/32"=1'-0"



2 PARTITION PLAN - UPPER FLOOR
ID 2.0 3/32"=1'-0"