

FOR LEASE OR BUILD-TO-SUIT

Creekside

INDUSTRIAL CENTRE

**Industrial Opportunities up to 100,409 sf in the
Campbell Heights Business Park**

3476 194 STREET, SURREY



**AVISON
YOUNG**

PREMIER SPACES CRAFTED FOR SUCCESS



Introducing **Creekside Industrial Centre**, an elite large-bay industrial development in the sought-after Campbell Heights Business Park. Perfectly positioned at the strategic intersection of 194th Street and 34A Avenue, Creekside Industrial Centre presents an unparalleled opportunity for businesses seeking modern facilities in Metro Vancouver's premier industrial zone.

Offering a variety of pre-leasing opportunities or built-to-suit options, Creekside Industrial Centre is designed to meet the needs of businesses seeking premium industrial space.



Zoning

IB-1 Business Park



Total Building Size

100,409 sf



Building Customization

Site plan amendments may be considered for tenants looking at the entire site



Total Site Size

4.14 acres



Tenant Improvements

Built-to-suit based on tenant requirements



Anticipated Completion

Q4 2026 - based on approved building permit



Loading

Dock and grade level combinations

BEST-IN-CLASS BUILDING FEATURES



Construction

Insulated, concrete tilt-up panels



Electrical

200 amp - 400 amp at 600 volts, 3-phase per bay



Clear Ceiling Heights

Warehouse 34'
Mezzanine 18'
Below mezzanine 13.5'



Sprinkler System

ESFR



Heating

Gas fired unit heaters



Floor Load Capacity

Warehouse 750 lbs/sf live load
Mezzanine 100 lbs/sf live load



Lighting

Fluorescent lighting and skylights



Private Balconies

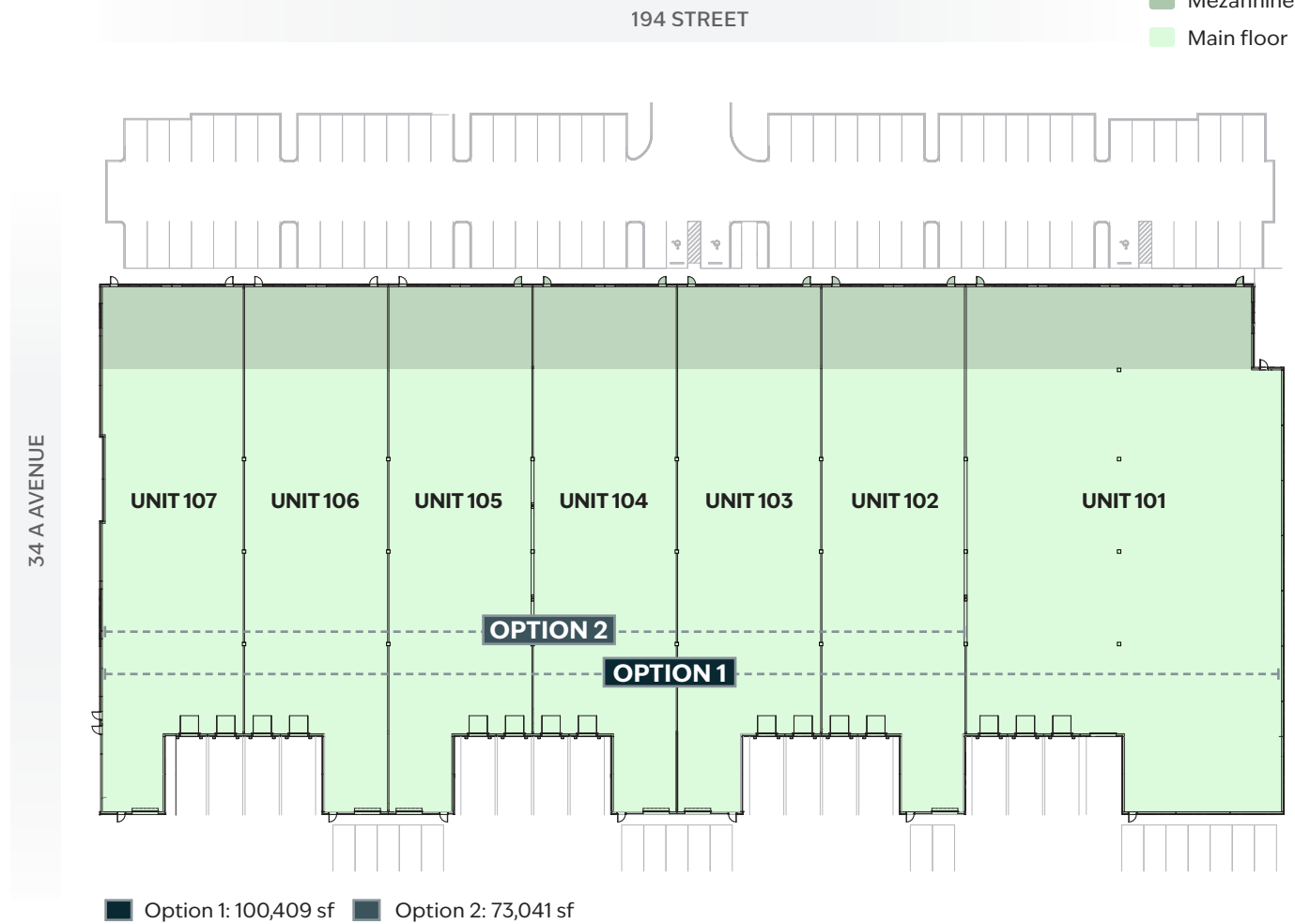
Included with both corner units (101 & 107)



SITE PLAN



Mezzanine
Main floor



Option 1: 100,409 sf Option 2: 73,041 sf

Unit Number	Warehouse (sf)	Mezzanine (sf)	Total (sf)	Loading
101	24,492	2,876	27,368	3 Dock, 1 Grade
102	10,311	1,887	12,198	2 Dock, 1 Grade
103	10,311	1,887	12,198	2 Dock, 1 Grade
104	10,311	1,887	12,198	2 Dock, 1 Grade
105	10,311	1,887	12,198	2 Dock, 1 Grade
106	10,311	1,887	12,198	2 Dock, 1 Grade
107	9,991	2,060	12,051	2 Dock, 1 Grade
Total	86,038 sf	14,371 sf	100,409 sf	

Lease rates to be provided on a proposal basis

Tenancies of 73,041 sf up to 100,409 sf considered on a pre-lease or build to suit basis

SUPERIOR POSITIONING

Creekside Industrial Centre's prime location at the intersection of 194th Street and 34A Avenue offers industrial businesses with a substantial competitive advantage. This strategic position grants unparalleled access to Metro Vancouver's major transportation routes, including Highway 15, Highway 10, and 200th Street, ensuring seamless connectivity and optimized logistics operations. The proximity to a diverse local labour force and nearby retail amenities along the Langley Bypass and in South Surrey further enhances its appeal.

Over the past decade, Campbell Heights has emerged as one of the most sought-after industrial hubs, attracting major corporations such as Loblaws, Amazon, Bothwell Accurate, and Walmart. Ideally situated just 10 minutes north of the US border and 15 minutes south of the Trans-Canada Highway, Campbell Heights has become the epicentre of new industrial development in Metro Vancouver.



KEY DRIVE TIMES

2 MIN Highway 15 & Highway 10

2 MIN Langley City

10 MIN US Border Truck Crossing

12 MIN The Shops at Morgan Crossing

15 MIN Trans-Canada Highway (Highway #1)

40 MIN Delta Port

45 MIN Vancouver International Airport (YVR)

50 MIN Downtown Vancouver

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