

**FOR  
SALE/LEASE**

2980 192 STREET & 19280 30 AVENUE

# Aspen

SURREY, BC



DEVELOPED BY



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**CBRE**



# Unit Breakdown

# Site Plan

## BUILDING 1 - 2980 192 Street

Unit	Warehouse SF	Mezz SF	Total SF	Loading
101	---	---	SOLD	---
102	6,448	2,081	8,529	1 dock & 1 grade
103	6,448	2,081	8,529	1 dock & 1 grade
104	---	---	SOLD	---
<b>Total</b>	<b>12,896</b>	<b>4,162</b>	<b>17,058</b>	<b>2 dock &amp; 2 grade</b>

## BUILDING 2 - 19280 30 Avenue

Unit	Warehouse SF	Mezz SF	Total SF	Loading
201	25,501	4,198	29,699	4 dock & 1 grade
202	25,599	4,161	29,760	5 dock & 1 grade
203	17,191	2,648	19,839	1 dock & 1 grade
<b>Total</b>	<b>68,291</b>	<b>11,007</b>	<b>79,298</b>	<b>10 dock &amp; 3 grade</b>



# Project Features

Ceiling Height

Loading

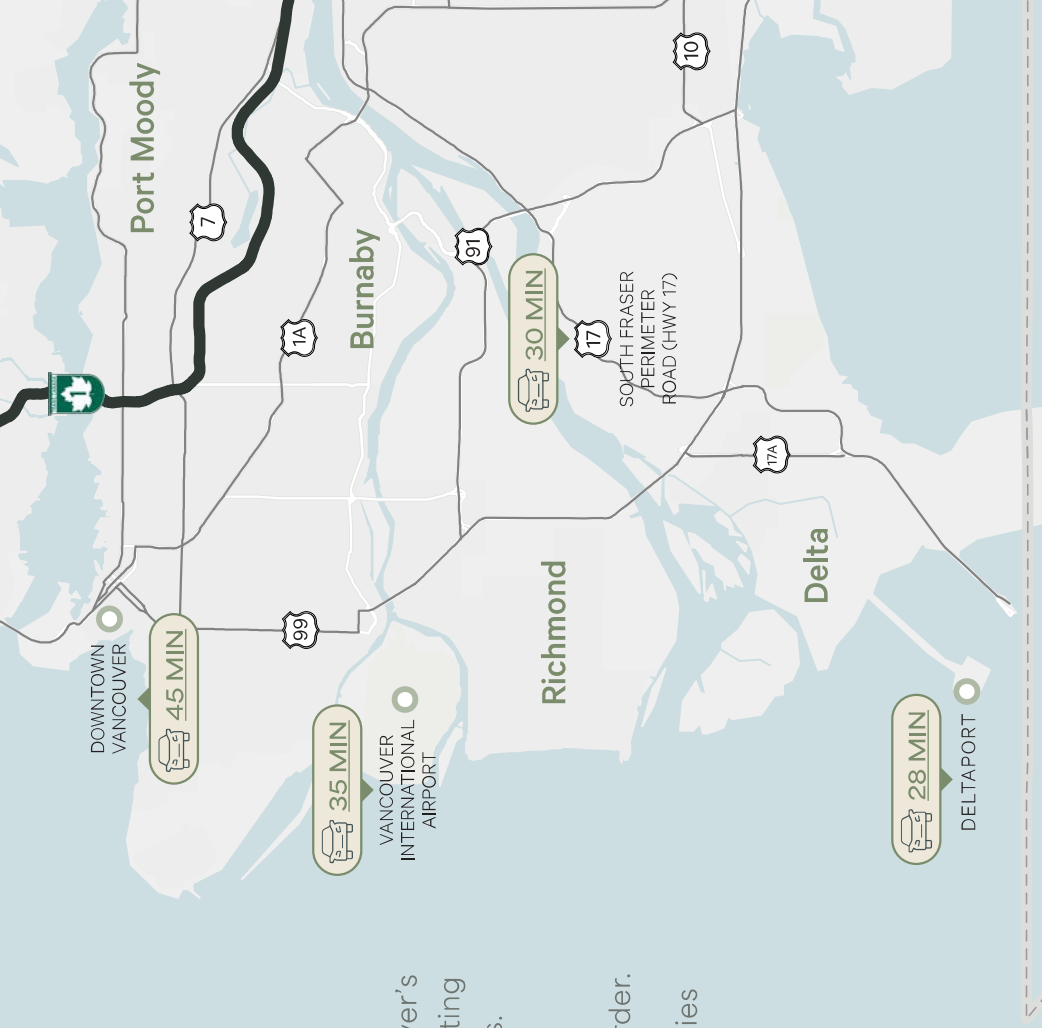
Floor Load Capacity

# Location

Located in the heart of Campbell Heights, one of Metro Vancouver's premier industrial and logistics hubs, this area offers an ideal setting for your business among both local and multinational companies.

Spanning 1,900 acres, Campbell Heights provides excellent connectivity to major highways, facilitating access to the Lower Mainland and beyond, as well as proximity to the Canada-US border.

Aspen is surrounded by a variety of restaurants and retail amenities within the master-planned hub and in the neighbouring areas of South Surrey and Langley City.



# Nearby Amenities

## Campbell Heights Neighbours

Amazon, Ashley HomeStore, D&H, DSV Solutions, Klondike Cold Storage, Loblaw, McKesson, NRI Distribution, OK Tire, PIVAL, Sobeys, Sketchers, Walmart, Safeway, UPS

## Access to Public Transportation

Serviced by transit route 531, Aspen offers a direct connection to Langley's City Centre's Willowbrook Shopping Centre and South Surrey's White Rock area with busses operating every

## 5+ CAFES

- Tim Hortons
- One Up Cafe
- Spent Grounds Coffee Roaster
- Cedarbrook Bakery
- Starbucks

## 10+ RESTAURANTS/BARS

- A & W Canada
- China Bowl Restaurant
- Freshslice Pizza
- Kwantlen Pizza Sweets 28 Ave





## Contact Agents

### Travis Blanleil

Personal Real Estate Corporation

Associate Vice President,  
Industrial Properties

604 662 5100

[travis.blanleil@cbre.com](mailto:travis.blanleil@cbre.com)

### Chris McCauley

Personal Real Estate Corporation

Executive Vice President,  
Industrial Properties

604 662 5190

[chris.mccauley@cbre.com](mailto:chris.mccauley@cbre.com)

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CBRE Limited  
1021 West Hastings Street #2500, Vancouver, BC [www.cbre.ca](http://www.cbre.ca)

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