

46,324 SF Logistics and Distribution Facility For Lease



Accelerating success.



3353 194 Street
Surrey, BC

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Property Overview

Civic Address	3353 194 Street, Surrey BC
Zoning	IB - Business Park Industrial
Power	400 AMP, 374/600 volt
Ceiling Height	37' clear ceiling height
Loading	Five (5) dock loading doors One (1) oversized grade door

Property Features

- Insulated concrete tilt up construction
- Extensive exterior glazing
- Hydraulic dock levelers with push button operation
- 7" reinforced slab on grade designed for 700 PSF live load
- Gas fired unit heaters
- High efficiency LED lighting
- Fenced rear loading area
- Fibre communications service available
- ESFR sprinkler system

Building Area Breakdown

Ground Floor	39,195 SF
Mezzanine	7,128 SF
Total	46,324 SF

Available

Q4 2024

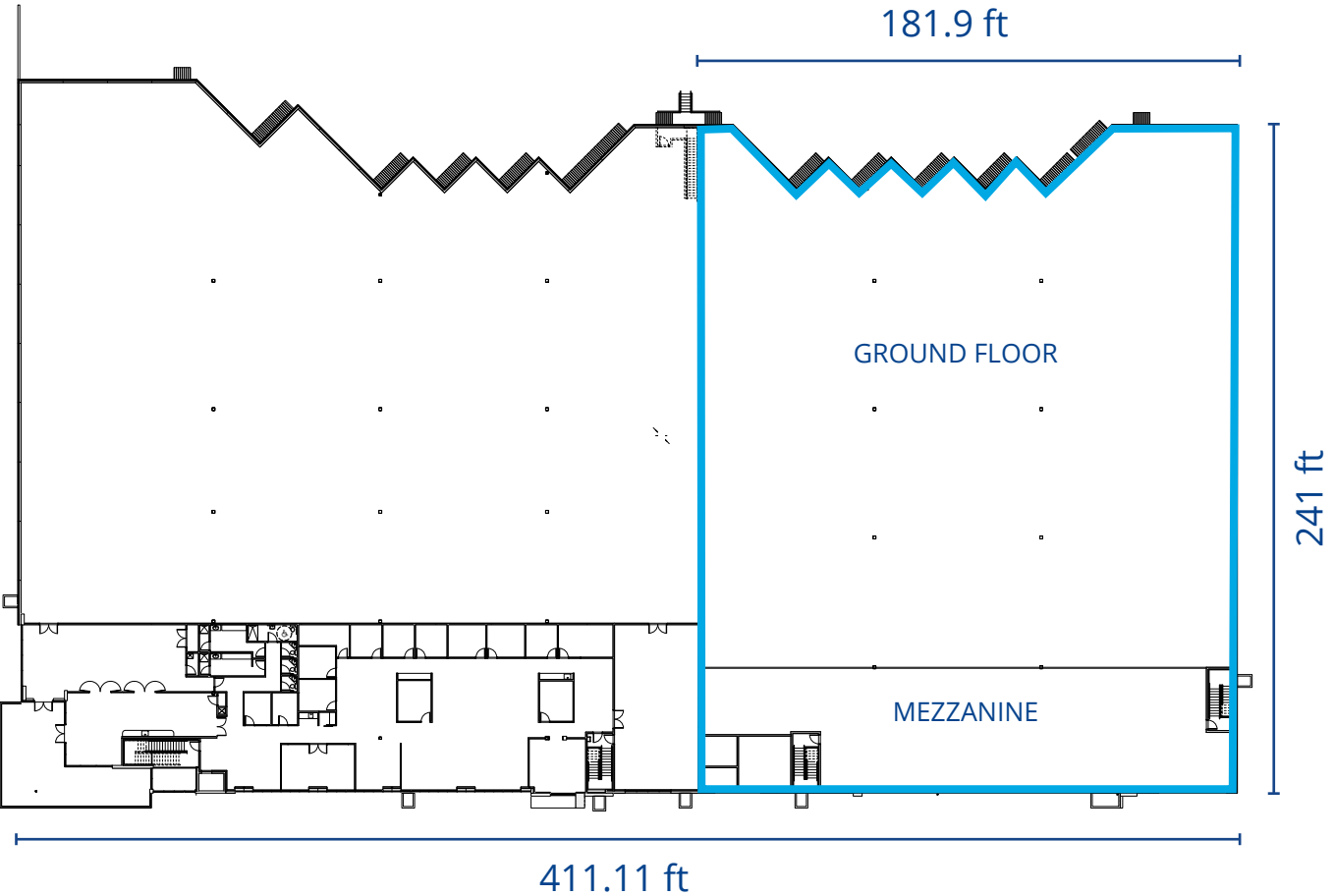
Lease Rate

\$22.50 PSF

Additional Rent

Contact listing agents

Floor Plan



Brand new facility with state of the art specifications and high ceilings



Excellent access to highways and transit



Situated in the sought after Campbell Heights industrial business park



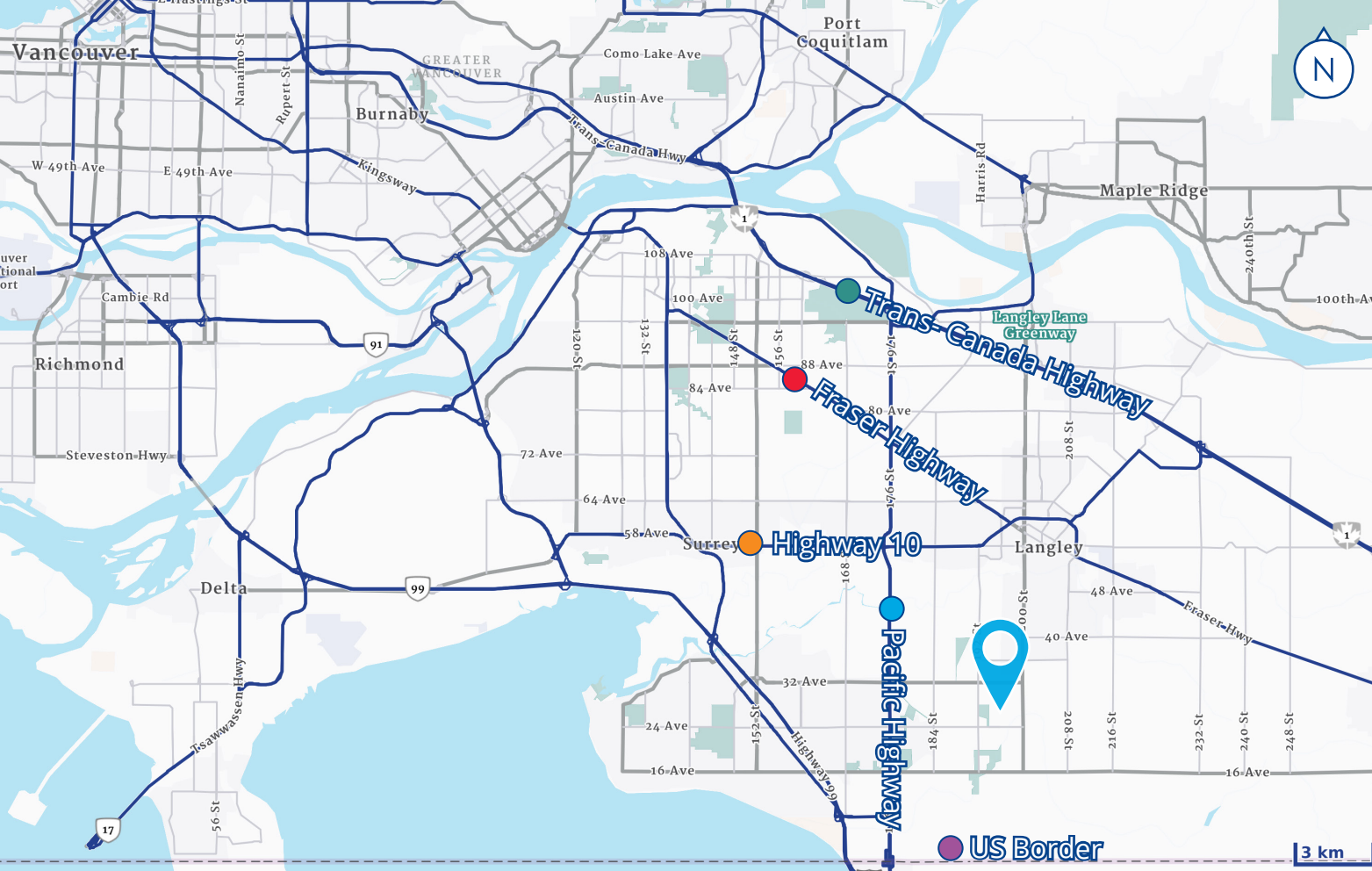
Rare and appealing size

Tailored for Efficiency

3353 194 Street is meticulously designed to optimize operations. With its thoughtfully arranged loading court and impressive 37' clear heights, this facility is tailored for efficiency, empowering the incoming tenant to fully maximize their operations without any compromises.

Rendering





Location

In recent years, Campbell Heights has emerged as a leading industrial business park in Metro Vancouver. Fueled by rapid development, modern infrastructure, a strategic location, and a shift toward cleaner uses, it has captured the interest of both major tenants and small businesses. In close proximity to the U.S. border, the Trans-Canada Highway, and a labor force pool from both Surrey and Langley, Campbell Heights is a great location for business.

● **Pacific Highway**
5 minutes

● **Highway 10**
6 minutes

● **Fraser Highway**
15 minutes

● **Trans-Canada Highway**
20 minutes

● **US Border**
10 minutes

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