

**AVISON
YOUNG**



For Lease

Unit 148, 2945 190th Street
South Surrey Business Park
Surrey, BC



27,000 sf, up to 67,464 sf of state-of-the-art
distribution space

PROUDLY PURSUING
LEED
CERTIFICATION



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Opportunity

Unit 148 features an exclusive opportunity to lease 67,464 sf of contemporary warehouse/distribution space in Campbell Heights. Divisible options are available in a range of 27,000 sf, up to 67,464 sf. Completed in 2019, the building features state-of-the-art specifications, functional design, excellent corporate presence and abundant landscaping. Don't miss your opportunity to join the established community of forward-thinking industrial businesses at South Surrey Business Park.

Commitment to sustainability

South Surrey Business Park is pursuing a LEED Certification. Leadership in Energy and Environmental Design or LEED® is an international symbol of sustainability excellence and green building leadership. LEED's proven and holistic approach helps virtually all building types lower carbon emissions, conserve resources, and reduce operating costs by prioritizing sustainable practices. Projects pursuing LEED certification earn points for green building strategies across several categories. Based on the number of points achieved, a project earns one of four LEED rating levels: Certified, Silver, Gold or Platinum.

Please contact the listing agents for more information on the certification process and progress.



Property details

AVAILABLE AREA

27,000 sf up to 67,464 sf warehouse/distribution space

OFFICE AREA

Existing washrooms with additional office to suit

ZONING

IB-3 (Business Park 3 Zone) permits a wide range of light impact industrial uses, including warehouse, distribution, ancillary office, and general service.

BASE LEASE RATE

\$19.95 psf

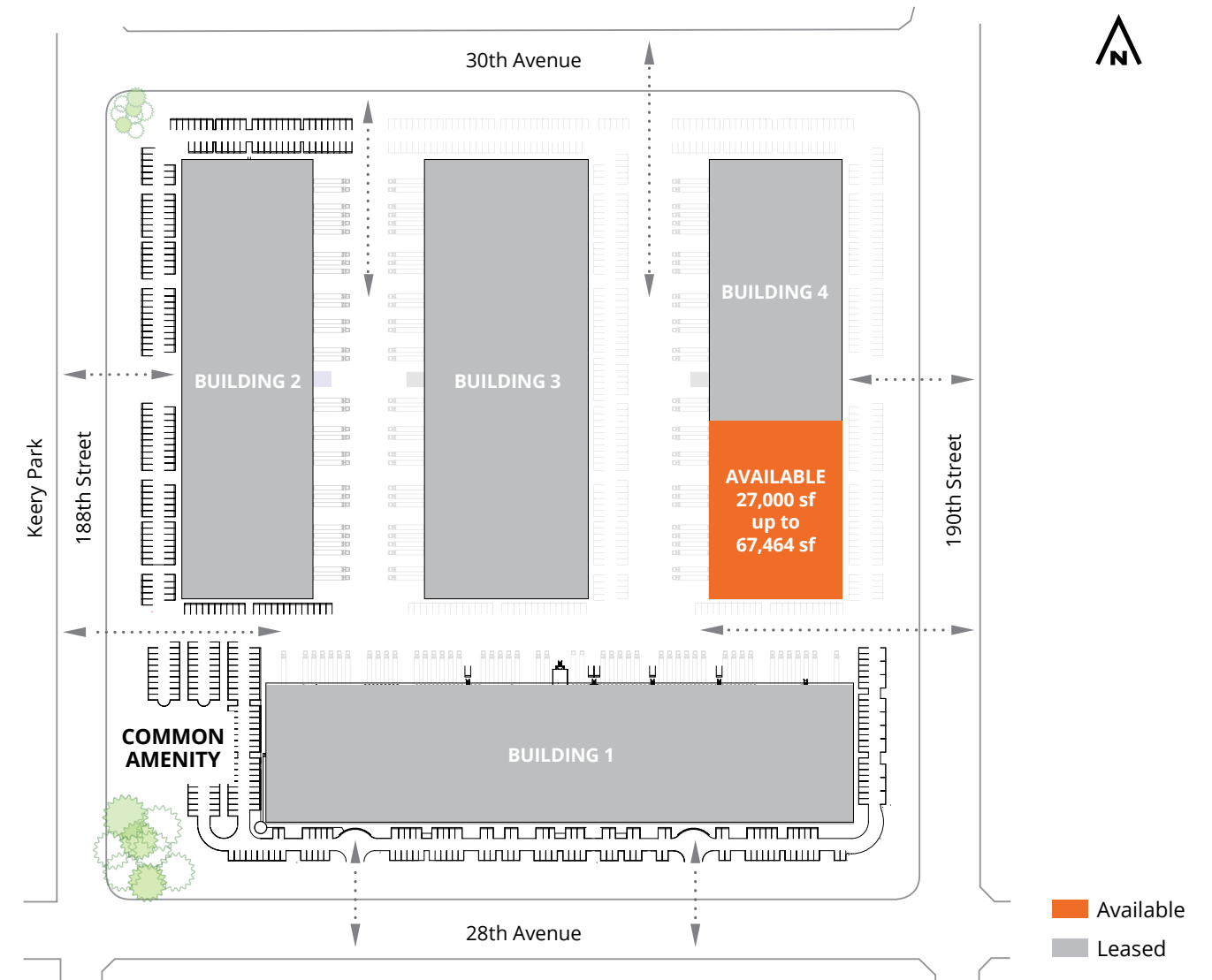
ADDITIONAL RENT (2025 ESTIMATE)

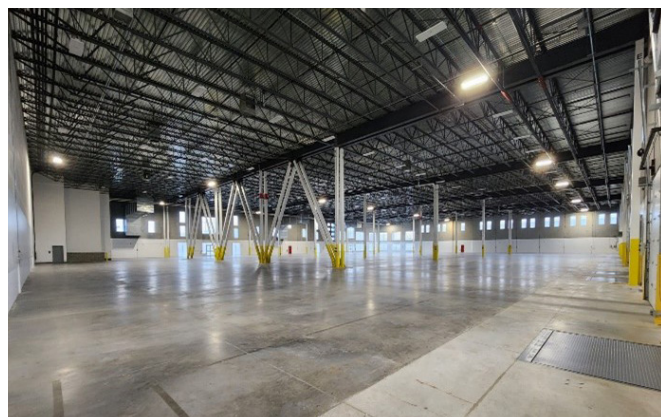
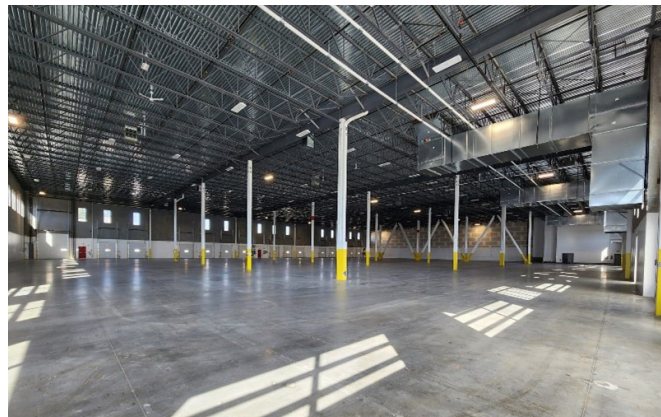
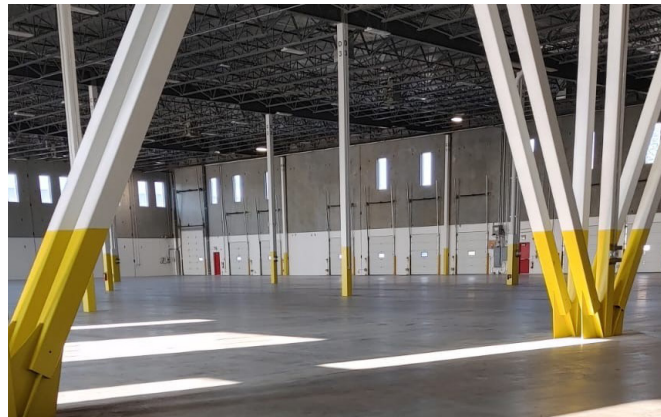
\$4.65 psf*
*excludes management fee

AVAILABILITY












Immediately

Site plan

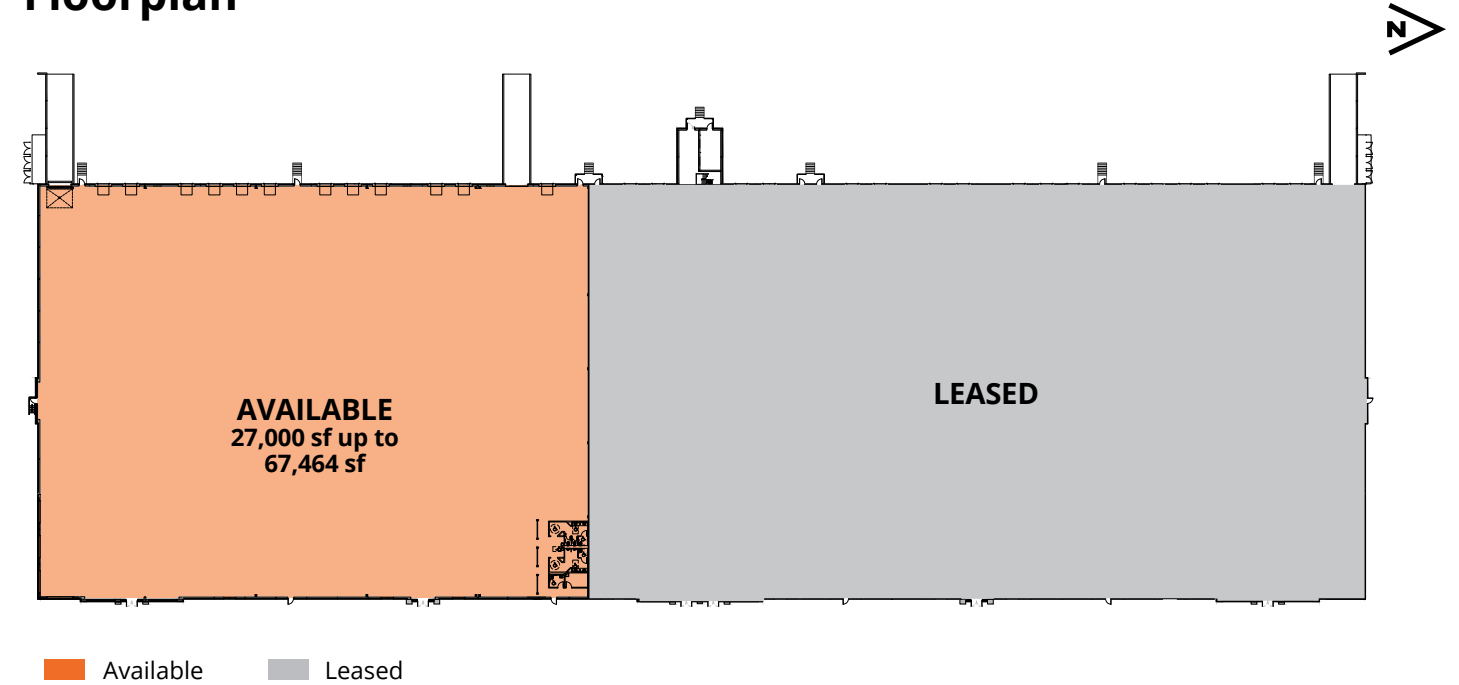




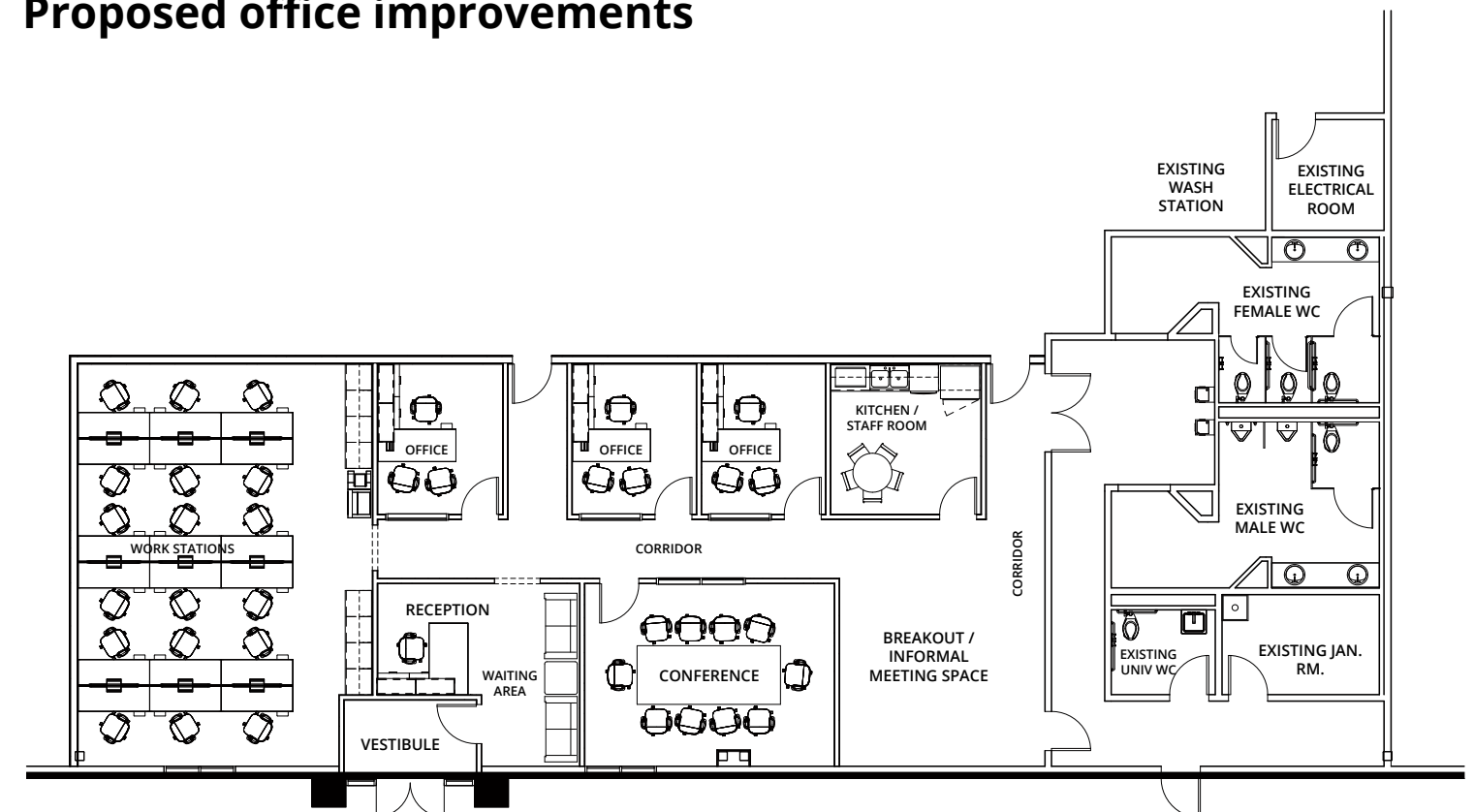
Property highlights

-  32' ceiling height
-  Twelve 9' x 10' dock loading doors with 40,000 lb hydraulic levellers, bumpers, canopies and door seals
-  Two 12' x 14' drive-in doors
-  60' concrete dolly pad in front of each loading area
-  8" reinforced concrete slab capable of 20,000 lb single leg racking load, 10,000 lb back-to-back racking load, and a uniform distributed load of 1,000 lbs psf
-  40' x 60' column grid
-  800 amp/600 volt, 3-phase electrical service
-  ESFR sprinkler system to accommodate Class I - IV products
-  LED warehouse lighting
-  Fully built-out male, female and accessible washrooms
-  TELUS PureFibre™ service

Floorplan



Proposed office improvements



Location

South Surrey Business Park is located on 190th Street, between 28th and 30th Avenue in the centre of Campbell Heights. The property features multiple access points and is well-connected to Metro Vancouver's highway network, facilitating the convenient transportation of goods throughout the Lower Mainland and Pacific Northwest.

This exceptional location provides seamless connections to Highways 1, 10, 15, 99 and is a mere 10-minute drive to the Canada-US Border. Conveniently serviced by the 531 bus line, commuters have direct access to White Rock or Langley Centre, and the future 203rd Street SkyTrain Station.

28,489



Population within 5km

14,945



Labour force within 5km

18%



of the local labour force is employed in the manufacturing, wholesale, transportation and warehousing sectors



NOTABLE TENANTS

- | | |
|---------------------------|---------------------------|
| 1. Trimlite Manufacturing | 7. Sobeys |
| 2. DSV | 8. Oak + Fort |
| 3. Loblaws | 9. MEC |
| 4. Walmart | 10. Structube |
| 5. Skechers | 11. UPS |
| 6. Iron Mountain | 12. 18 Wheels Warehousing |



RESTAURANTS

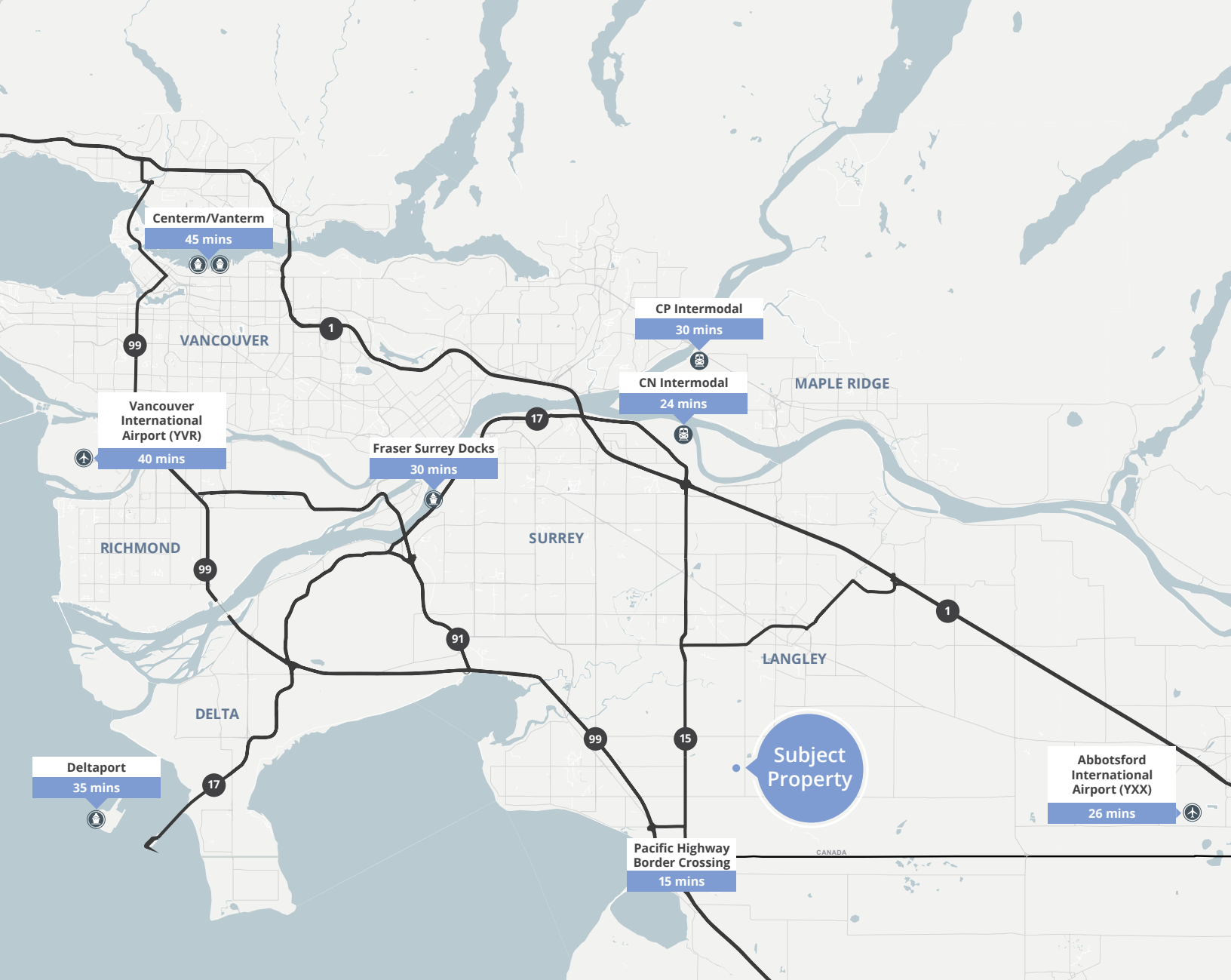
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|---------------|---------------------|
| 1. A&W Canada | 4. Pizza Hut |
| 2. Subway | 5. The Biryani Chef |
| 3. Quesada | 6. Tim Hortons |



BUS 531

White Rock Centre / Willowbrook





 **DRIVE TIMES**

Langley City	8 minutes	Trans-Canada Highway	15 minutes	YVR	40 minutes
Cloverdale	10 minutes	Surrey City Centre	25 minutes	Downtown Vancouver	45 minutes
US Border Truck Crossing	15 minutes	Deltaport	35 minutes	GCT Vanterm	45 minutes

Contact for more information

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