

NOW LEASING



LATIMER LAKE
LOGISTICS PARK | 2

The Next Standard in Industrial Efficiency.



3141 190TH STREET,
SURREY, BC

3141 190 STREET



Built and Located to Move Business Forward

Latimer Lake Logistics Park 2 delivers the next phase of a proven success, with new space designed for efficiency, scale, and performance.

Delivered to tier-one industrial standards, LLLP2 combines state-of-the-art design and proven functionality to support logistics, manufacturing, and distribution users.

LLL 2 is located in Campbell Heights, the fastest growing industrial area in the Fraser Valley. It offers 380,000 square feet with the potential for 17,000 SF custom office space on the mezzanine level. Rooftop parking with access via a heated ramp allows for maximum efficiency.

Now under construction, with occupancy in Q1 2027!



**South Surrey
Business Park**



LLL 2

**Up to
380,000 SF**



First Class Features of Latimer Lake Logistics Park 2

Zoning	IB2 Industrial Business Park
Building Area	379,044 SF with the option for up to 17,047 SF second floor office, built to suit.
Loading	47 dock loading doors with hydraulic dock levelers, 4 grade doors
Ceiling Height	36' clear warehouse ceilings
Features	▣ Precast concrete construction ▣ ESFR sprinklers ▣ High efficiency LED lighting ▣ 750 lbs per SF floor load capacity ▣ Approximately 55' x 42' column spacing ▣ Extensive rooftop parking with heated ramp for drive access ▣ Offices built to suit
Available	Q1 2027

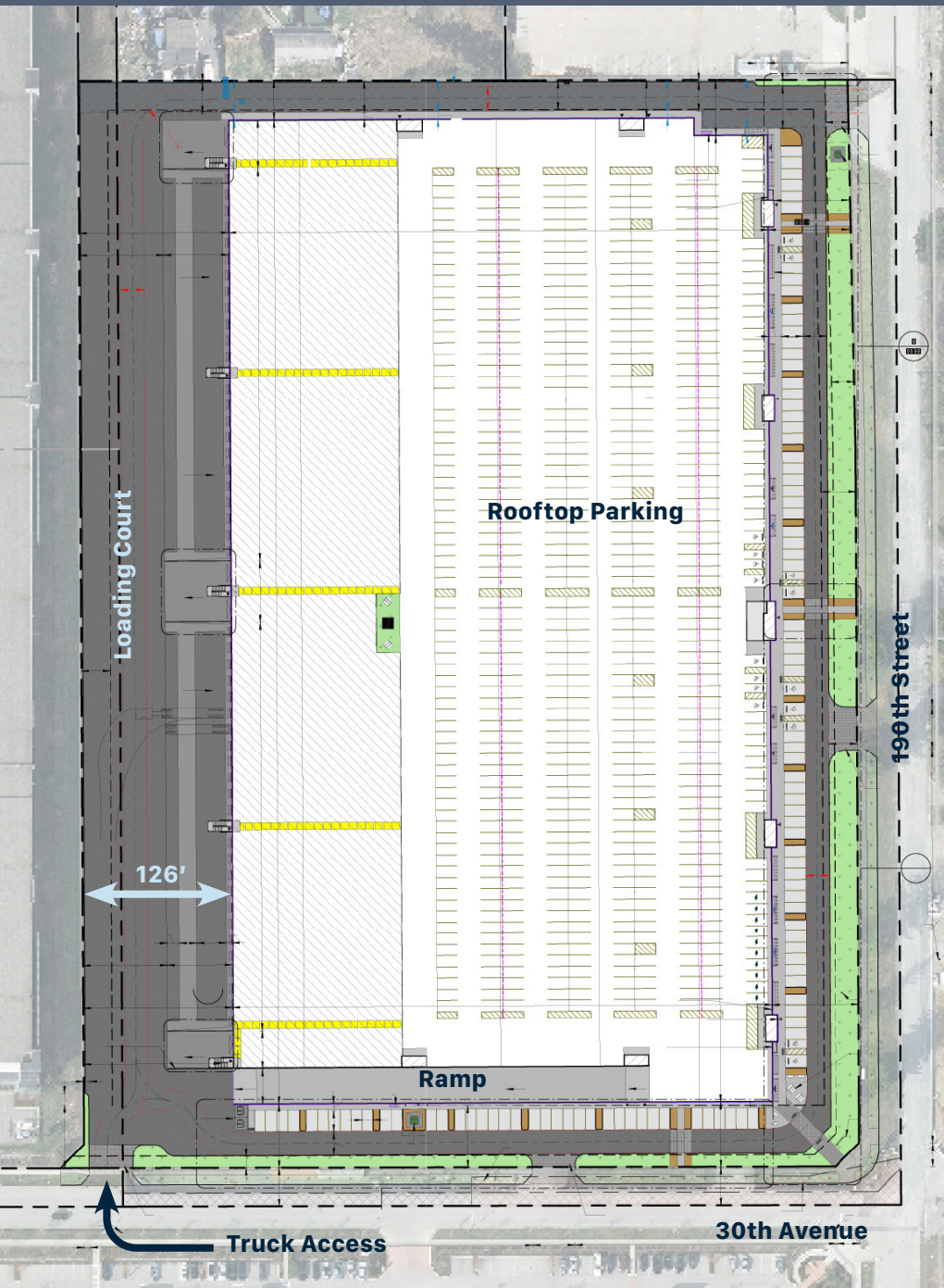


**Lease rate by
proposal**





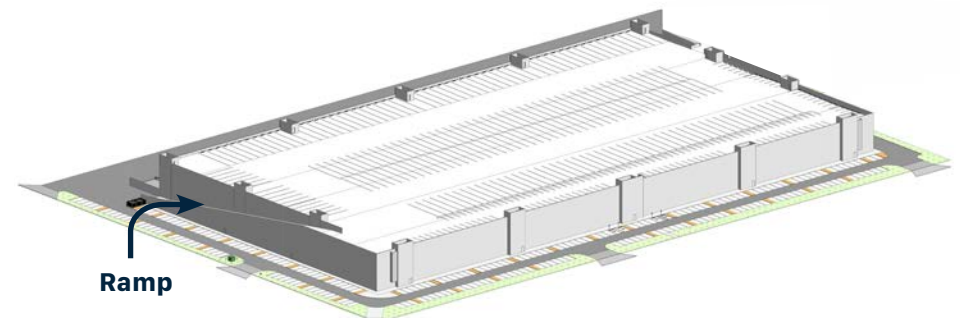
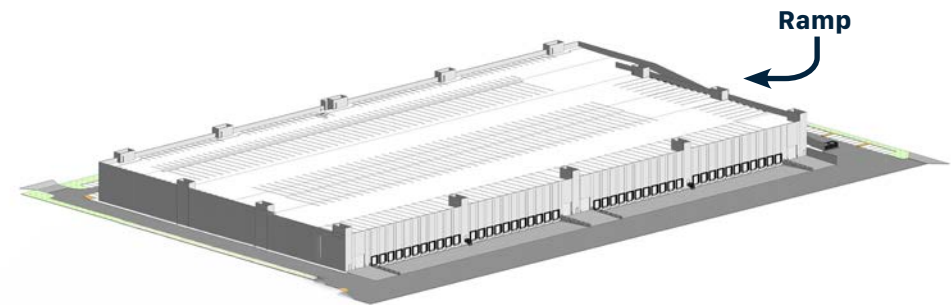
Latimer Lake Logistics Park 2 Site Plan & Rooftop Parking



Building Area Breakdown

Warehouse	371,498 SF
Office	To Suit
Storage / Utilities	7,546 SF
Total	379,044 SF

** Area is approximate at to be verified*



** Draft plan for illustration purposes only and subject to change*



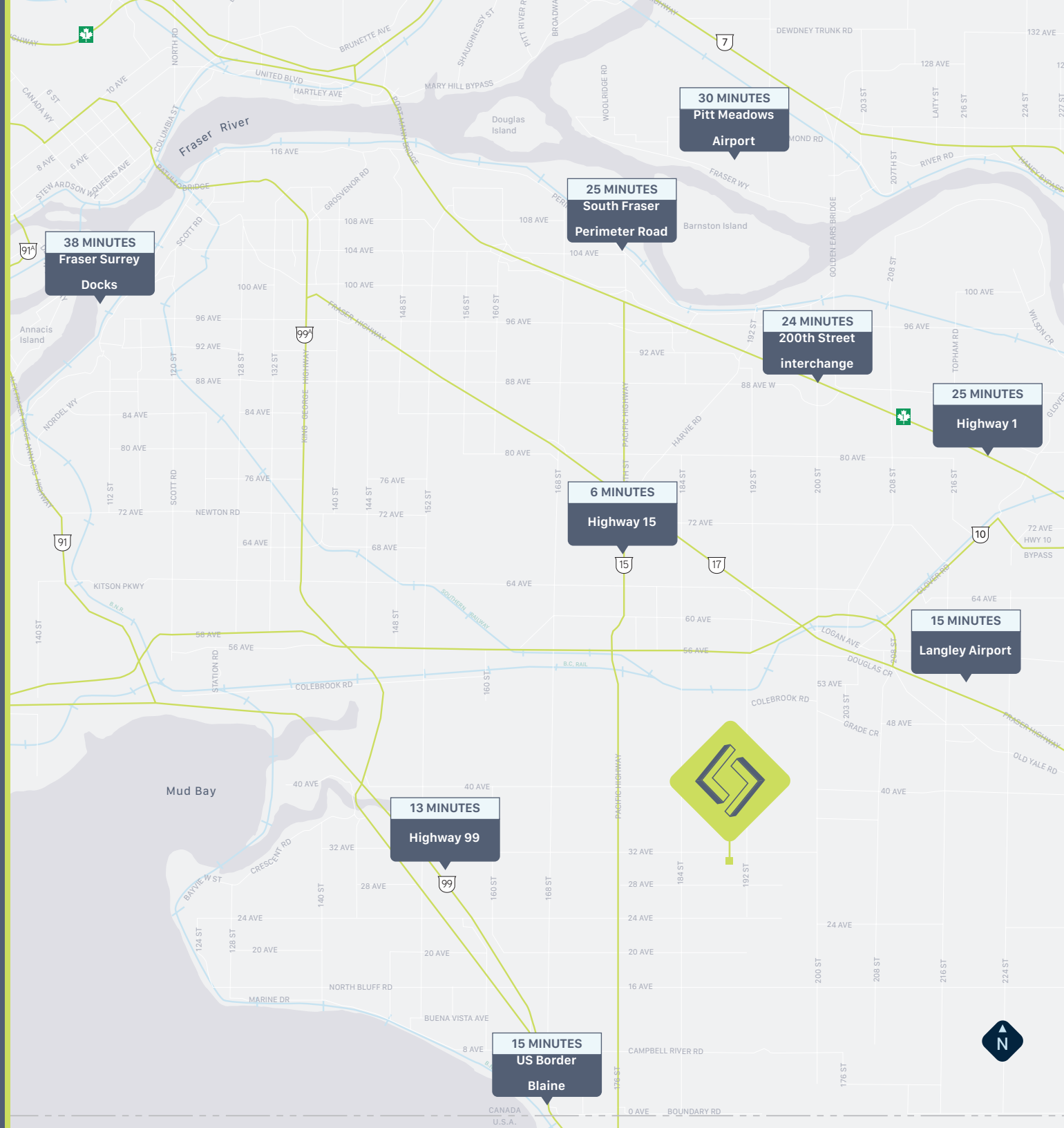
Access to everywhere in under an hour

CITY CENTRE:	
Downtown Vancouver	60 mins
Surrey Downtown	34 mins
Langley City	8 mins

AIRPORTS:	
Abbotsford Airport	30 mins
Vancouver Airport	45 mins

PORTS:	
Delta Port	40 mins
Port of Vancouver	55 mins

U.S. BORDER CROSSING:	
Pacific Crossing	20 mins
Sumas	22 mins





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