

For Sublease

103,263 SF of Modern,
Class A, Tier 1, State-of-the-Art
Warehouse/Distribution
Opportunity in Campbell
Heights Business Park



188TH STREET
INDUSTRIAL CENTRE



188th Street Industrial Centre 2965 188th Street, Surrey, BC

Long-Term Below Market Sublease Opportunity

NEWMARK

Sublease Opportunity

N.R.E. Newmark Real Estate Canada Limited ("Newmark") is pleased to offer to the market 103,263 square feet of newly built, state-of-the-art distribution/warehouse space in Building A of 188th Industrial Centre at 2965 188th Street in South Surrey, BC (the "Property").

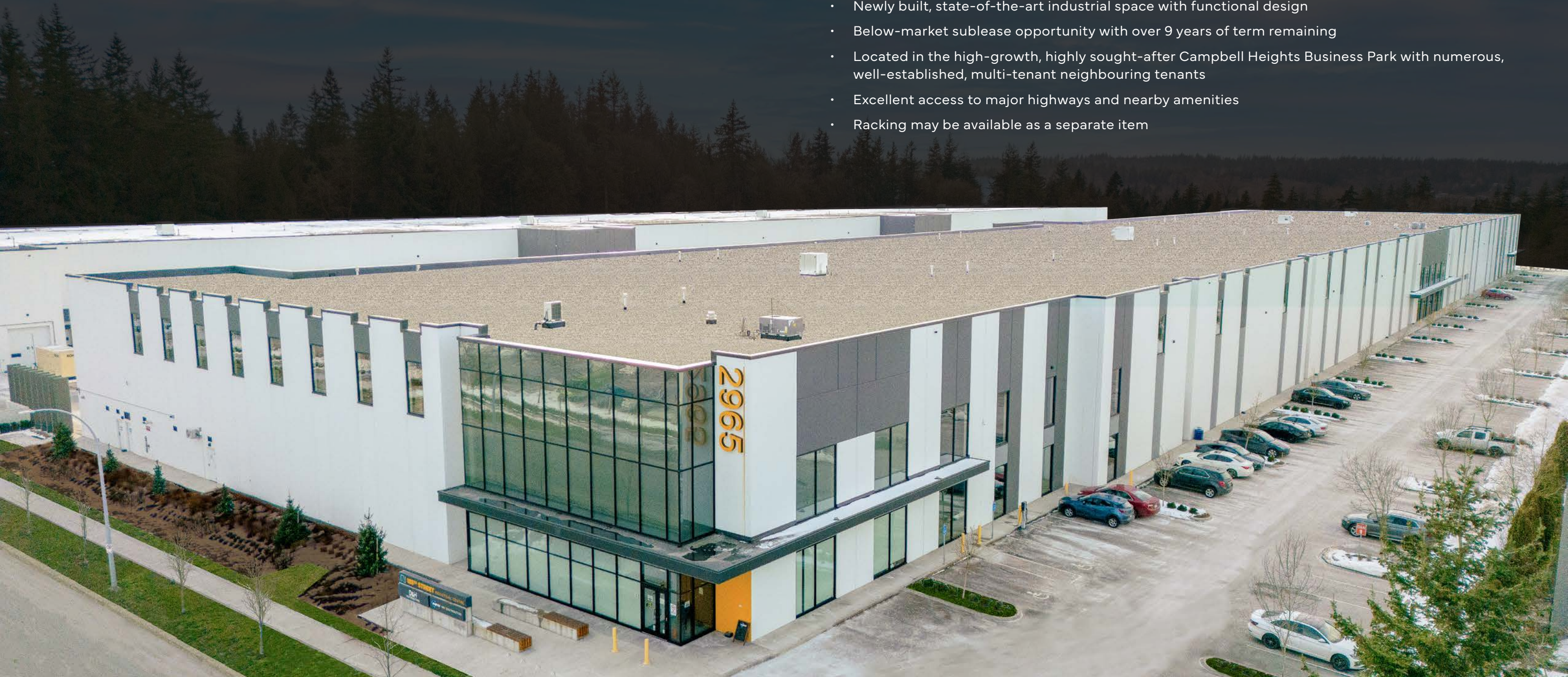
2965 188th Street presents a prime, below-market sublease opportunity with over nine years of term remaining. It is an excellent destination for businesses seeking expansion or relocation, while benefiting from significant cost savings and an extended lease term at competitive rental rates.

Located between 28th and 32nd Avenue in the Campbell Heights Business Park at 2965 188th Street, one of the most sought-after industrial parks within Metro Vancouver, its central location providing easy access to Highways 10, 15, 99, as well as being minutes from the US border crossing. The surrounding region offers access to a large consumer market, a highly educated workforce, and world-class infrastructure.

Building Area Breakdown (SF)	Office:	2,500
	Warehouse:	100,763
	Total:	103,263
Year Built	2022	
Loading	25 dock & 3 grade doors	
Racking	May be included as separate item to real estate transaction	
Sublease Term Expiry	May 31, 2034	
Availability	Immediate	
Sublease Rate	Please contact listing agents	
Additional Rent	\$5.29 (est.) (inclusive of management fee)	

Offering Highlights

- Newly built, state-of-the-art industrial space with functional design
- Below-market sublease opportunity with over 9 years of term remaining
- Located in the high-growth, highly sought-after Campbell Heights Business Park with numerous, well-established, multi-tenant neighbouring tenants
- Excellent access to major highways and nearby amenities
- Racking may be available as a separate item





103,263 SF Available

188th Street



ZONING
IB-2 (Business Park 2 Zone)



LOADING
25 dock loading doors
(with hydraulic levelers) & 3 grade doors



POWER
400 amp / 600 volt / 3 phase
electrical service to unit



CEILING HEIGHT
32'8" clear in warehouse



INTERIOR LIGHTING
High efficiency, LED motion sensor
lighting throughout warehouse



PARKING
114 stalls (estimated, approximately
1 stall per 900 SF)



CONSTRUCTION
Quality insulated concrete tilt-up construction.
LEED certified building with functional design
and ample natural light.



DOCK LEVELERS
40,000 hydraulic levelers at
each door



SPRINKLER SYSTEM
ESFR



COLUMN SPACING
55'



TRUCK COURT
180'



MARSHALING AREA
60'

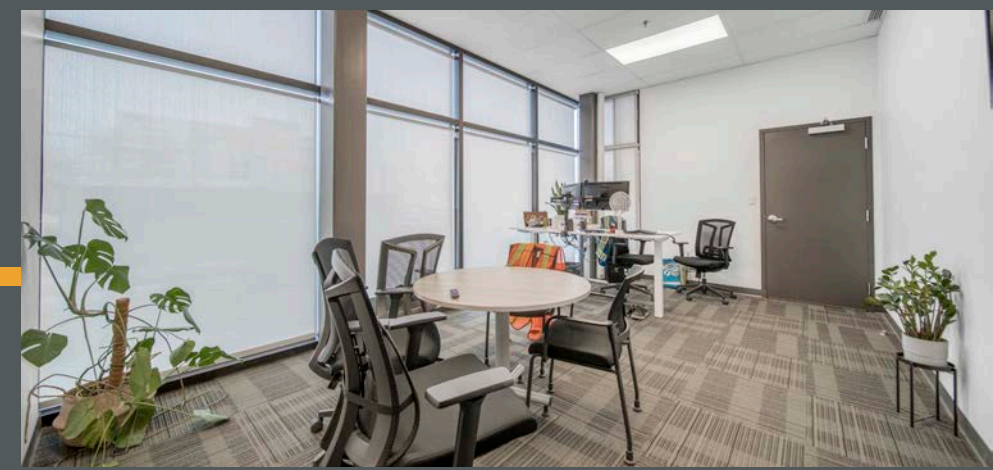
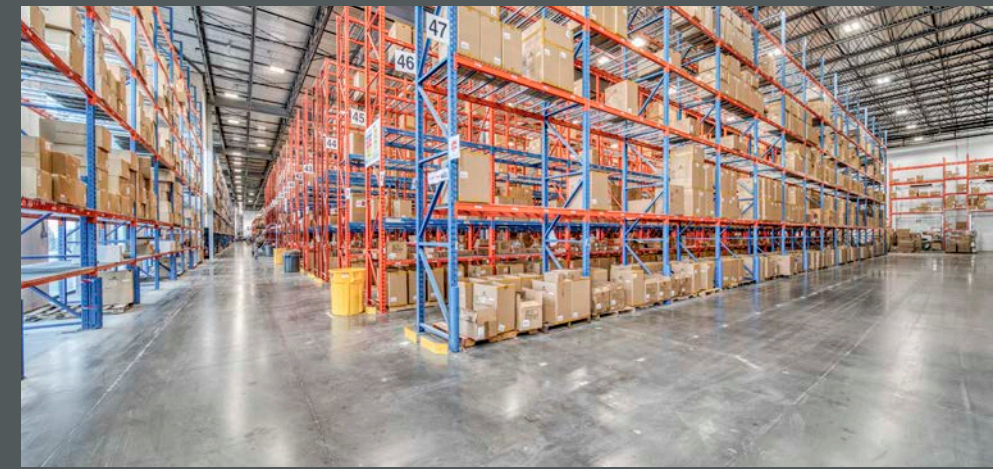
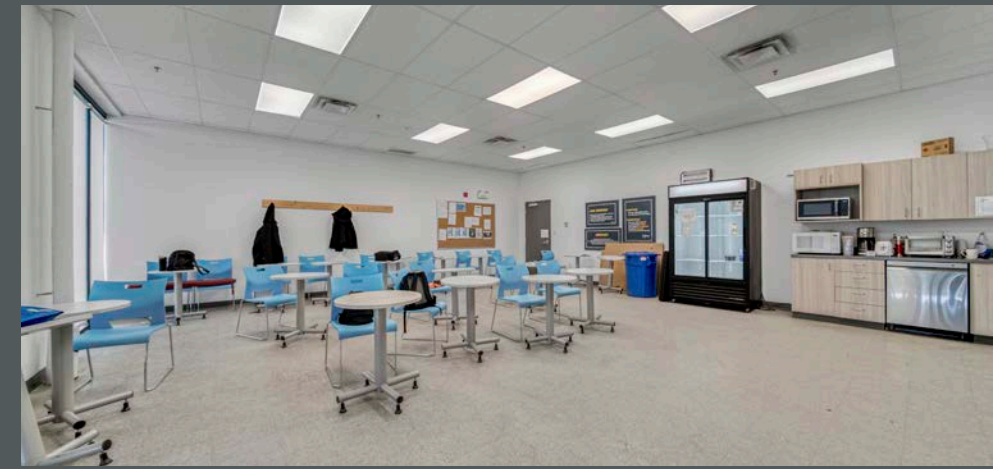
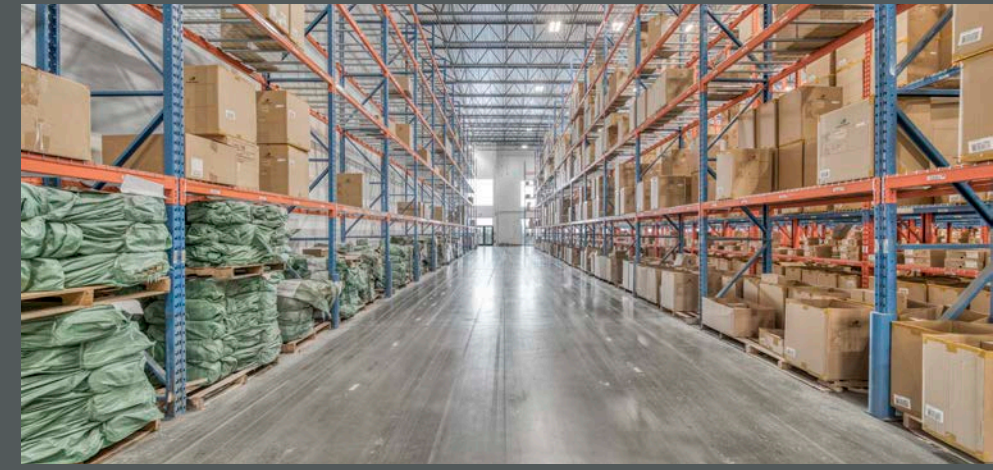
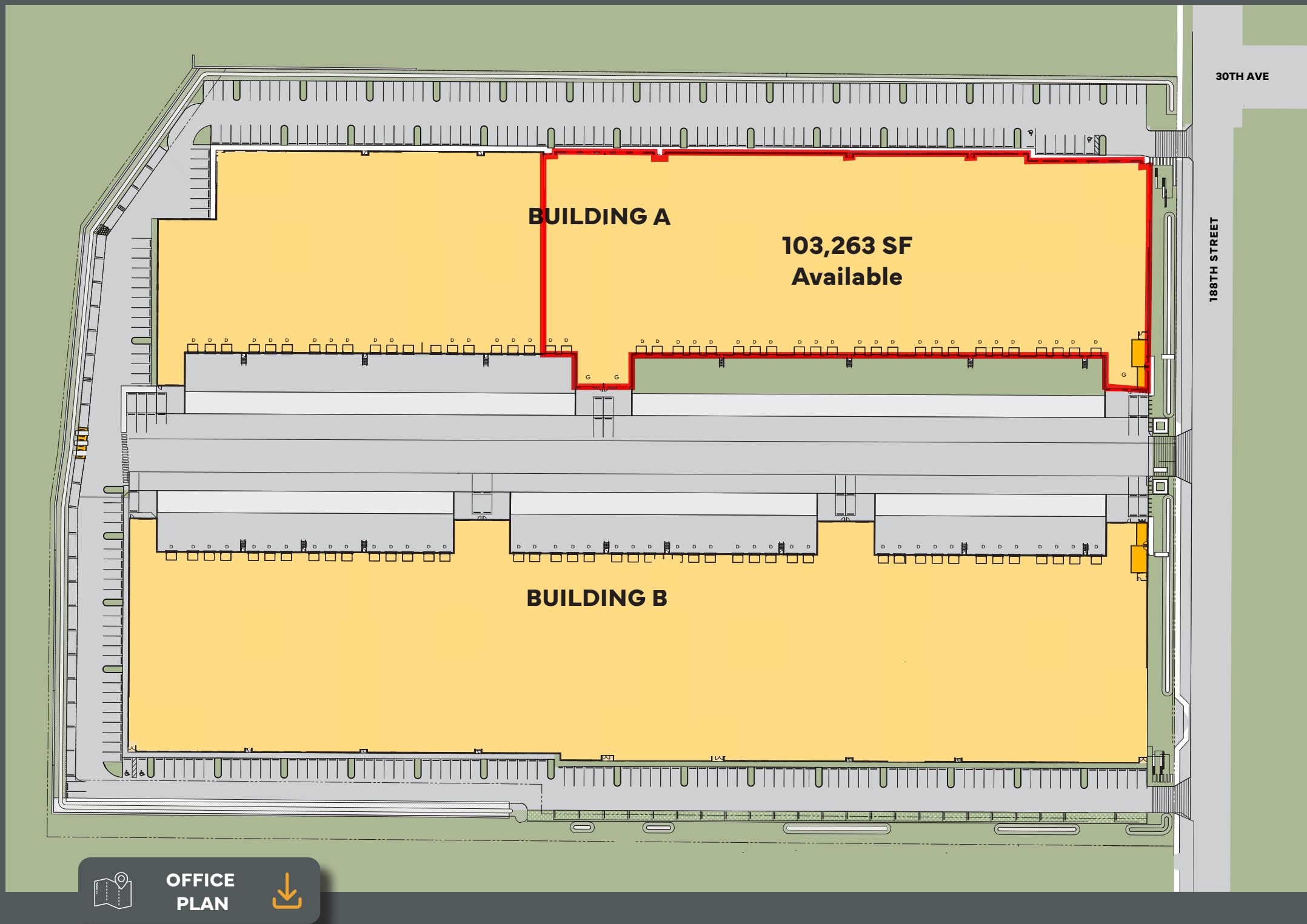


FLOOR LOAD
700 lbs per SF



RACKING
May be included as a
separate item

Site Plan



Newly built, high-quality, below-market sublease opportunity in the heart of Campbell Heights

Location

2965 188th Street is conveniently situated in the core of the sought-after Campbell Heights Business Park, one of Metro Vancouver's premier industrial and logistics hubs. This central location provides immediate access to major transportation corridors facilitating access to all points of the Lower Mainland, as well proximity to the US/Canada Border, located just a 10-minute drive south from the Property.

Campbell Heights is a highly desirable and rapidly growing 1,900-acre business park that has become home to numerous local and multinational companies. The park's central location provides users with a favourable opportunity to position themselves in a premier Metro Vancouver industrial area.

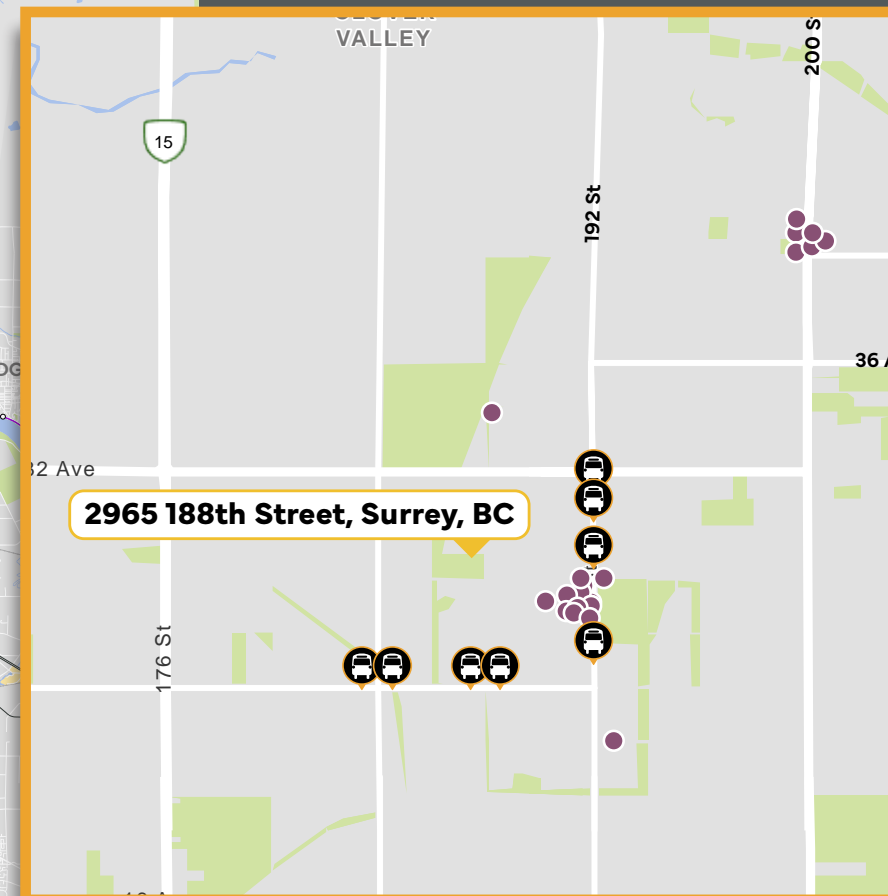
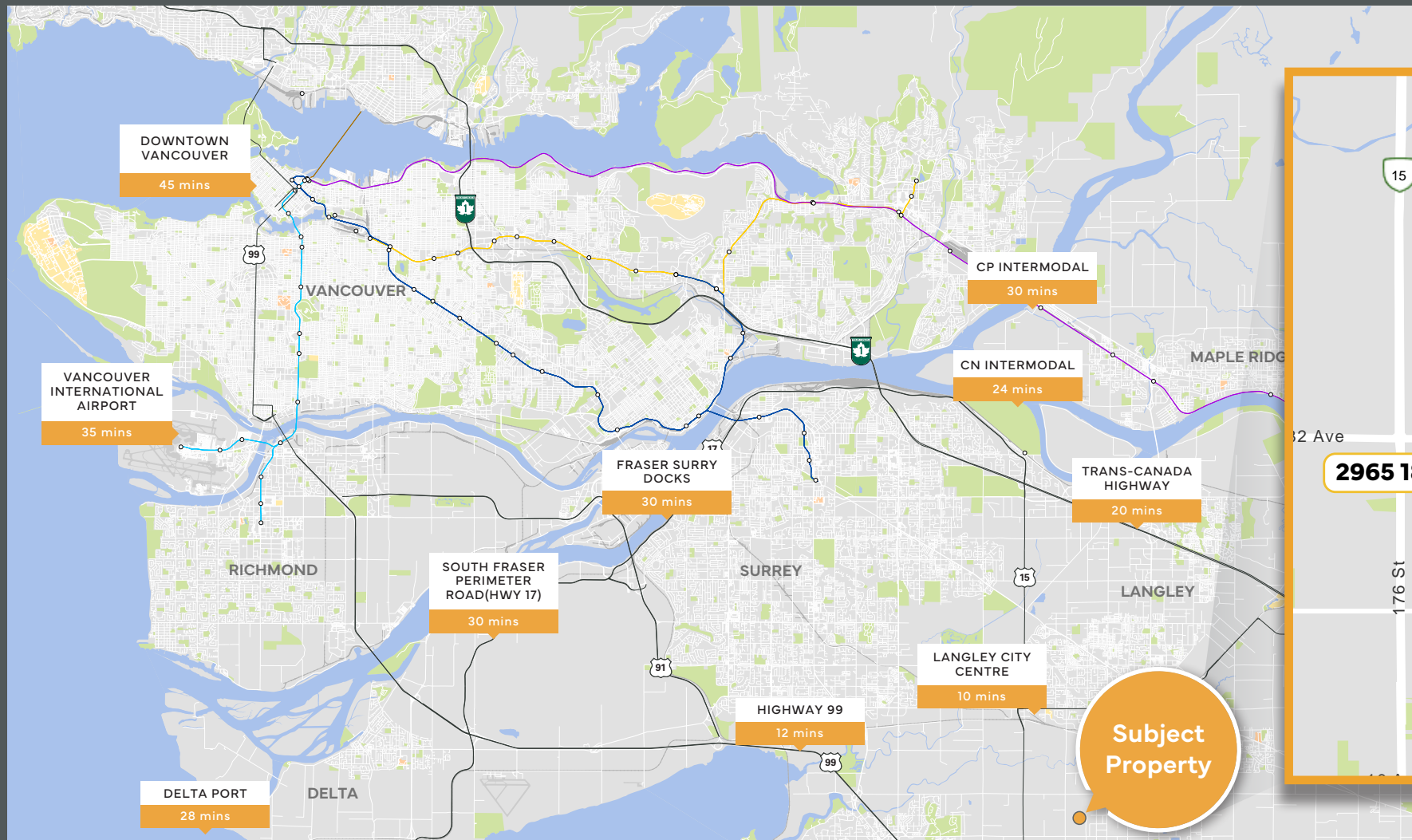
The Property's area is well serviced from a large variety of retail and restaurant amenities within the surrounding logistics hub.

Location Highlights

- Centrally located in the Campbell Heights Business Park
- Excellent access to major highways with multiple access points
- Minutes from the US Border Crossing
- Proximity to large labour market
- World-class infrastructure
- Well-established location with numerous multi-national tenants
- An abundance of nearby restaurant, bar, cafe and service amenities
- Convenient transit access via bus routes 345 (King George / White Rock Centre) and 503 (Aldergrove / Surrey Central Station), approximately 15-min walk to nearest bus route

Neighbouring Tenants

Amazon, Walmart, Loblaw DC, Sobeys, Sleep Country Canada, CSA Transportation, Structube, Bothwell Accurate, Save-On-Foods, DSV Logistics, Starline Windows, Pet Valu Canada, UBC Cool Canada Inc., IEM, McKesson



Nearby Amenities

10+ RESTAURANTS/BARS

- McDonald's
- Pizza Hut
- The Biryani Chef
- Kwantlen Pizza Sweets 28 Avenue
- Subway
- A & W Canada
- The Good Pho
- Ladybirds Trattoria
- 1st R.O.W. Estate Winery
- Gate 22 Winery
- One Up Cafe
- Tim Hortons
- Quesada Burritos & Tacos
- Starbucks
- China Bowl Restaurant
- Freshslice Pizza
- Sushi Mate
- Spent Ground Coffee Roasters
- Cedarbrook Bakery
- Mainland Whisky

BUS STOPS



188TH STREET INDUSTRIAL CENTRE

2965 188th Street, Surrey, BC



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