

3475 194 STREET | SURREY, BC

FOR LEASE

12,390 TO 40,517 SF OF FIRST CLASS INDUSTRIAL SPACE IN CAMPBELL HEIGHTS



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **UNITE CAPITAL
PARTNERS**

FOR LEASE | FIRST CLASS INDUSTRIAL SPACE IN CAMPBELL HEIGHTS

EMPIRE BUSINESS PARK

3475 194 STREET, SURREY, BC

Opportunity

Lee & Associates is pleased to present Empire Business Park, a brand new large-bay industrial development in the Campbell Heights Business Park.

Located in Campbell Heights on the corner of 194th Street and 34A Avenue, Empire Business Park provides tenants with an exclusive opportunity to secure 12,390 to 40,517 SF of industrial space within Metro Vancouver's most active industrial business park.

Location

Empire Business Park is conveniently located at 3475 194 Street, Surrey in the core of Campbell Heights. This location provides direct access to a number of arterial transportation corridors throughout Metro Vancouver, and also benefits from it's proximity to diverse labour pools, as well as retail amenities in South Surrey and along the Langley Bypass.

Over the last decade, Campbell Heights has become the desired location for some of the largest industrial corporations including, Loblaws, Amazon, Bothwell Accurate, Walmart, B & B Contracting, Flynn Canada, Structube, and DSV Logistics, to name a few.

Situated only 10 minutes from the US border truck crossing to the south, and 15 minutes to the Trans-Canada Highway to the north, Campbell Heights has become the focal point for new industrial development in Metro Vancouver.



ZONING

IB-1 (Business Park 1 Zone)



CONSTRUCTION

Concrete tilt-up insulate panels



LOADING

2 dock & 1 grade loading door per unit



DOCK LEVELERS

6' x 8', 40,000 lbs static capacity, hydraulically operated



POWER

3-phase, 200 amp 600 volt electrical service in each unit



CEILING HEIGHT

26' clear



SPRINKLER SYSTEM

ESFR



INTERIOR LIGHTING

LED high bay fixtures to ASHRAE standards



FLOOR LOAD

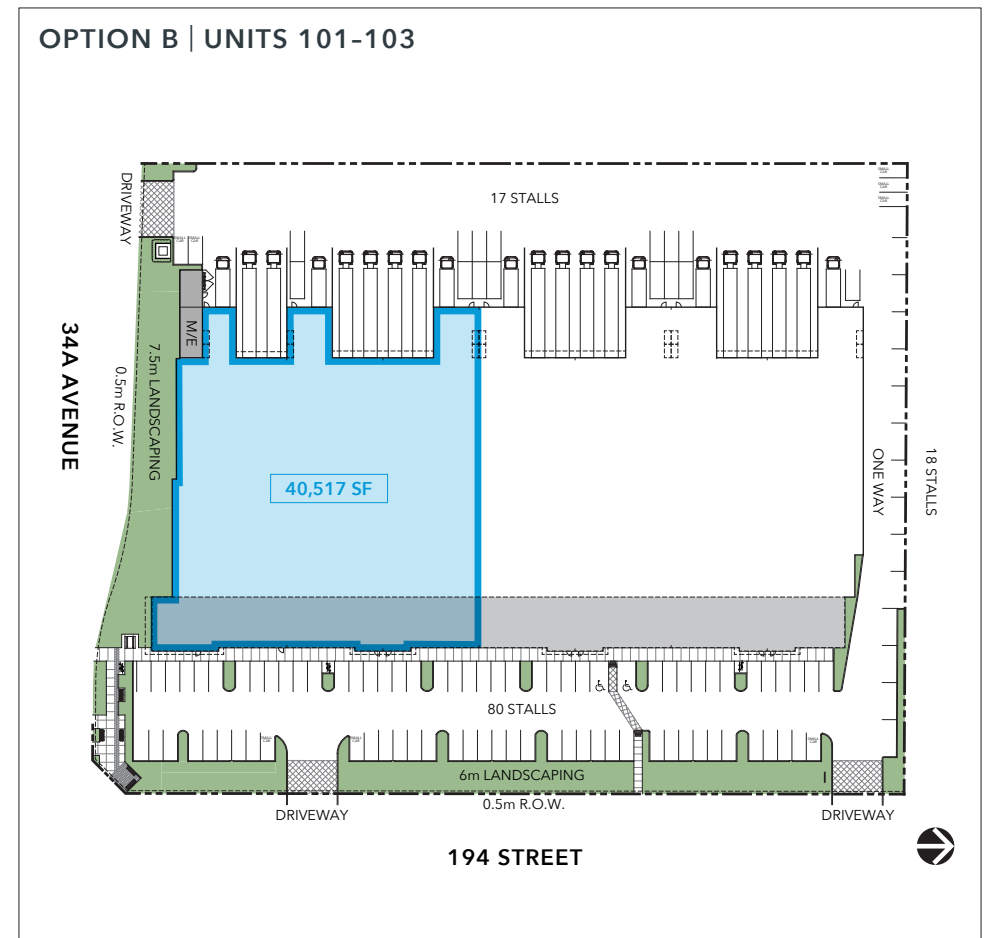
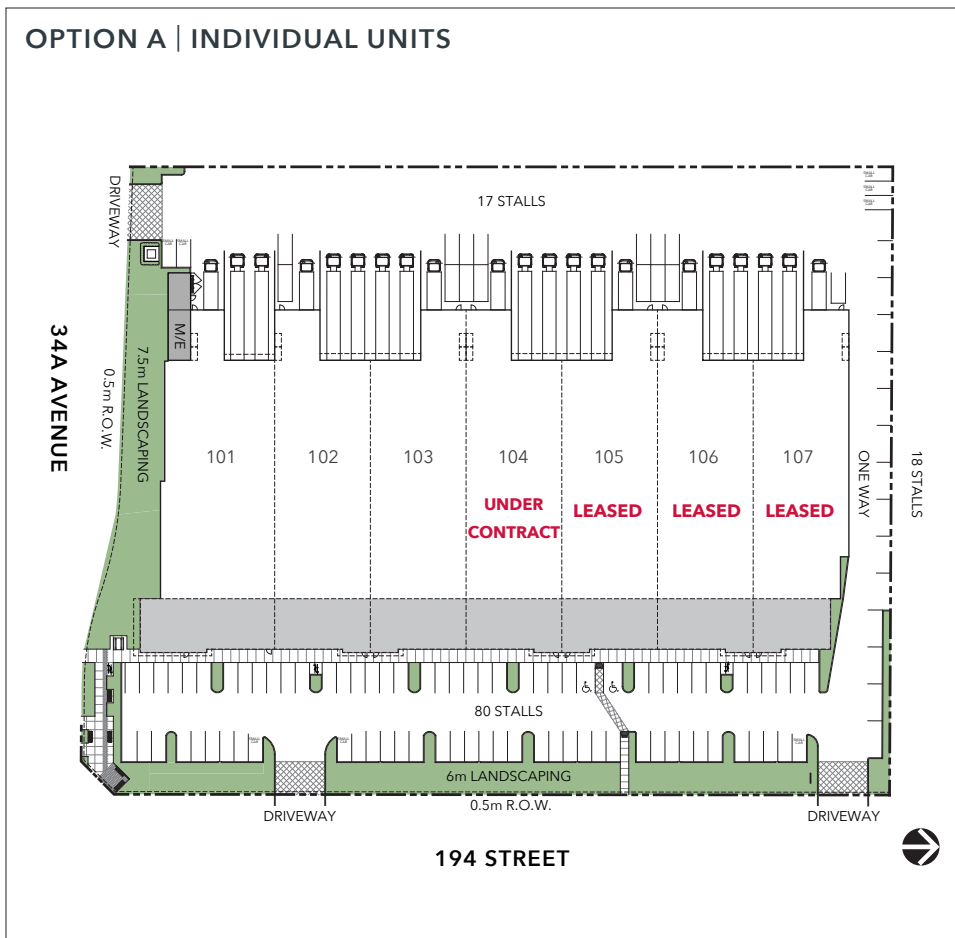
Ground floor 500 lbs PSF
Mezzanine 100 lbs PSF

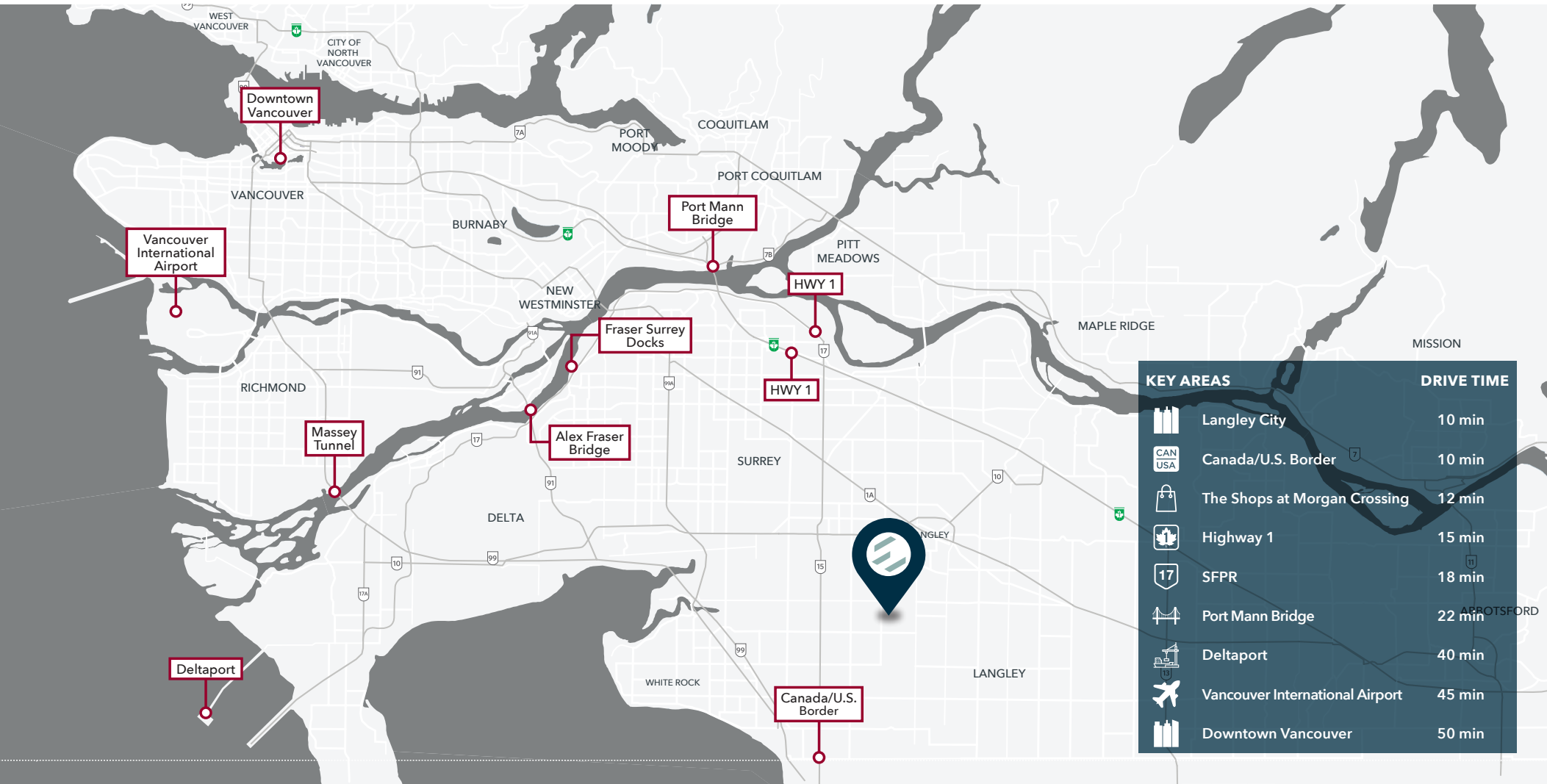


PARKING

113 stalls

| Unit | Ground Floor | Mezzanine | Total | Availability | Basic Rent | Additional Rent |
|----------------|----------------------|---------------------|----------------------|---------------------------|---------------------------|------------------------------|
| 101 | 13,258 SF | 2,479 SF | 15,737 SF | Immediately | Contact broker | \$5.75 PSF (2024) |
| 102 | 10,647 SF | 1,743 SF | 12,390 SF | Immediately | Contact broker | \$5.75 PSF (2024) |
| 103 | 10,647 SF | 1,743 SF | 12,390 SF | Immediately | Contact broker | \$5.75 PSF (2024) |
| 104 | 10,647 SF | 1,743 SF | 12,390 SF | UNDER CONTRACT | Contact broker | \$5.75 PSF (2024) |
| 105 | 10,647 SF | 1,743 SF | 12,390 SF | LEASED | Contact broker | \$4.80 PSF |
| 106 | 10,647 SF | 1,743 SF | 12,390 SF | LEASED | Contact broker | \$4.80 PSF |
| 107 | 10,192 SF | 1,413 SF | 11,605 SF | LEASED | Contact broker | \$4.80 PSF |
| Total | 34,552 SF | 5,965 SF | 40,517 SF | | | |





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