

BUILDING 2 – 19298 36 AVENUE | SURREY, BC

FOR LEASE

FIRST-CLASS WAREHOUSE IN CAMPBELL HEIGHTS
UP TO 35,342 SF OF PREMIUM INDUSTRIAL SPACE

DEVELOPED BY



AVAILABLE FOR OCCUPANCY



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE | FIRST-CLASS WAREHOUSE IN CAMPBELL HEIGHTS

COMMERCE VALLEY - BUILDING 2

19298 36 AVENUE, SURREY, BC



Location

Logistics City is strategically located in the heart of Campbell Heights along 36 Avenue between 192 & 194 Streets. Campbell Heights Business Park is one of Metro Vancouver's fastest growing industrial areas offering excellent proximity to the Canada/US border. The central location provides easy access to major highways including Highway 99, Highway 15, Highway 10, and Highway 1.

Zoning

IB-2 (Business Park 2 Zone) allows for a wide range of industrial, distribution and wholesale uses. Full copy of bylaw will be provided upon request.

Features

- ▶ Front entrance rear loading design
- ▶ Ample loading maneuverability
- ▶ Great transportation connections
- ▶ Dock and grade loading
- ▶ LED lighting fixtures to ASHRAE standards
- ▶ Quality concrete tilt-up construction
- ▶ Approximately 32' clear ceiling height
- ▶ 3-phase power
- ▶ Gas fired unit heaters
- ▶ ESFR sprinklers
- ▶ 500 lbs PSF ground floor load
- ▶ 100 lbs PSF mezzanine floor load

Asking Lease Rate

Contact broker

Additional Rent*

\$5.00 PSF per annum (2022 estimate)

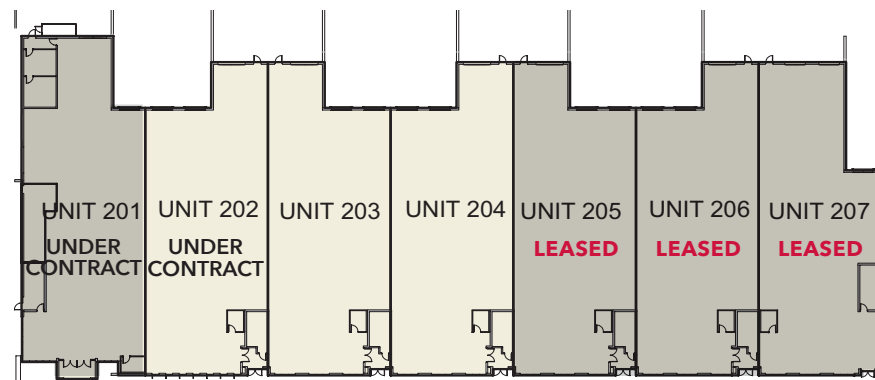
**Subject to change by developer*

Expected Completion

Possession upon closing

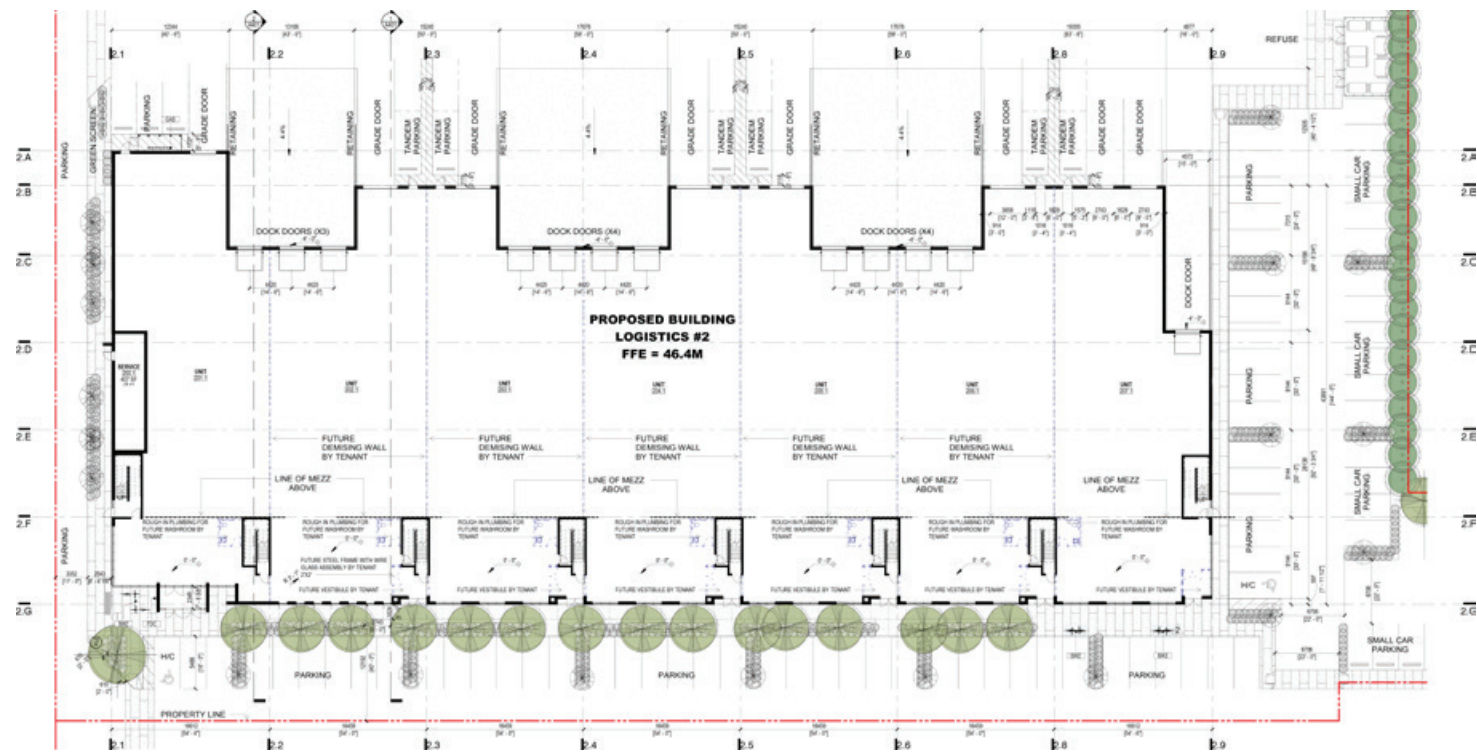
Available Area

Unit	Ground Floor	Mezzanine	Total	Loading	Availability
201	7,527.20 SF	1,596.29 SF	9,123.49 SF	1 grade 2 dock	Under Contract
202	7,139.70 SF	1,593.06 SF	8,732.76 SF	1 grade 2 dock	Under Contract
203	7,146.16 SF	1,595.21 SF	8,741.37 SF	1 grade 2 dock	Available
204	7,149.39 SF	1,595.21 SF	8,744.60 SF	1 grade 2 dock	Available
205	7,131.01 SF	1,591.98 SF	8,721.99 SF	1 grade 2 dock	OCCUPIED
206	7,151.54 SF	1,596.29 SF	8,747.83 SF	1 grade 2 dock	OCCUPIED
207	7,037.44 SF	1,837.40 SF	8,874.84 SF	2 grade 1 dock	OCCUPIED
Total	50,282.44 SF	11,405.44 SF	61,686.88 SF		

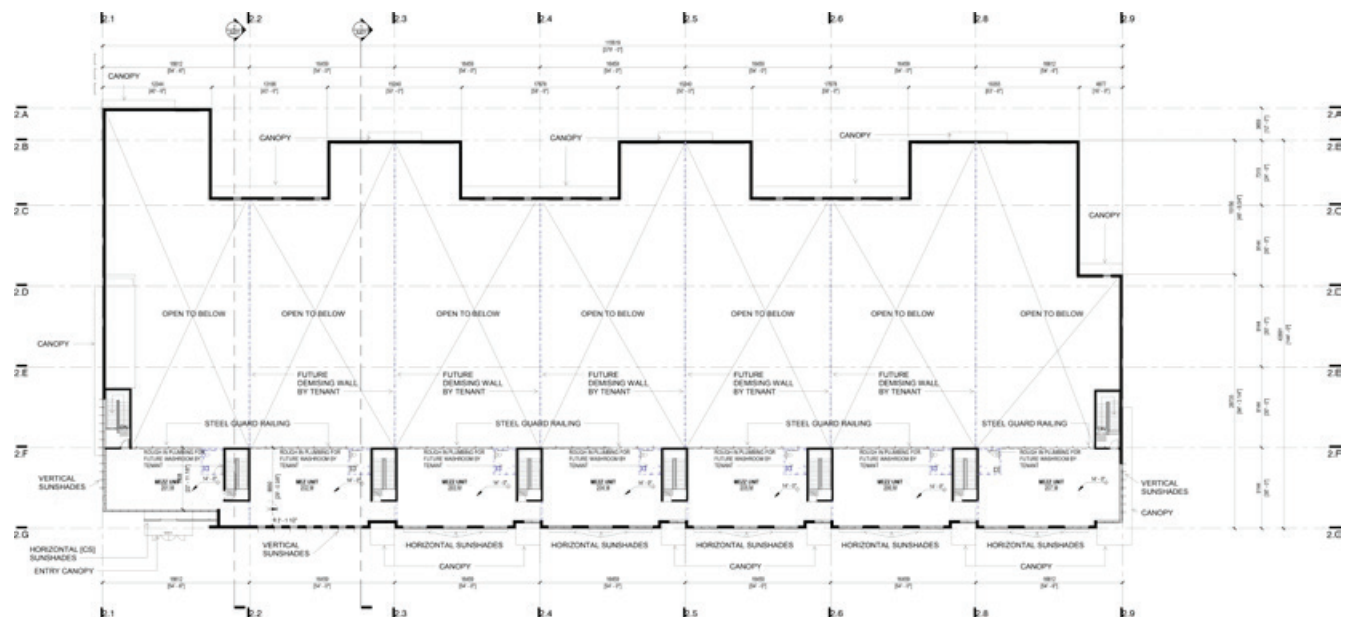


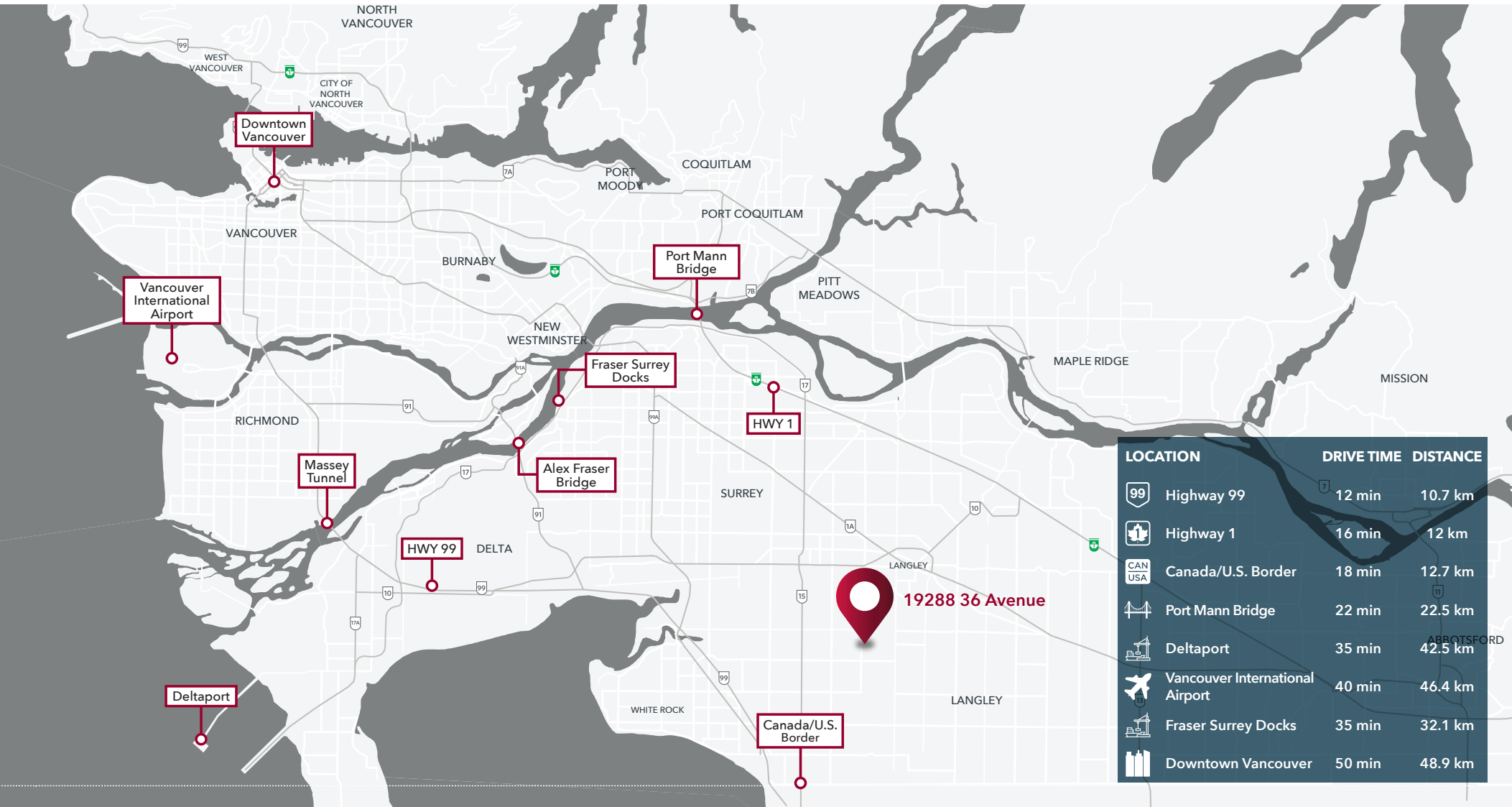
Note: All features and unit sizes as advertised may be subject to change without notice.

Building 2
Level 1 Plan



Building 2
Mezzanine Plan





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PROUDLY CELEBRATING
50
 YEARS IN BUSINESS