

BUILDING 2 – 19298 36 AVENUE | SURREY, BC

FOR SALE

FIRST-CLASS WAREHOUSE IN CAMPBELL HEIGHTS
8,733 TO 35,342 SF OF PREMIUM INDUSTRIAL SPACE

DEVELOPED BY



AVAILABLE FOR OCCUPANCY



MAJOR PRICE
REDUCTION

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE | FIRST-CLASS WAREHOUSE IN CAMPBELL HEIGHTS

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 Price

~~\$618.00~~ \$598.00 PSF

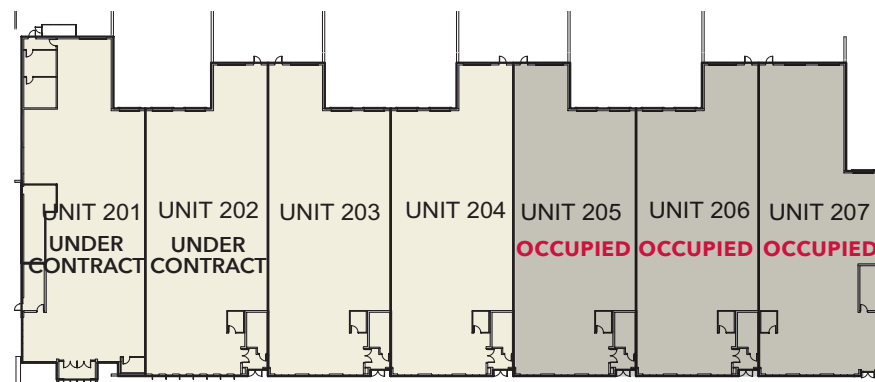
Expected Completion

Possession upon closing



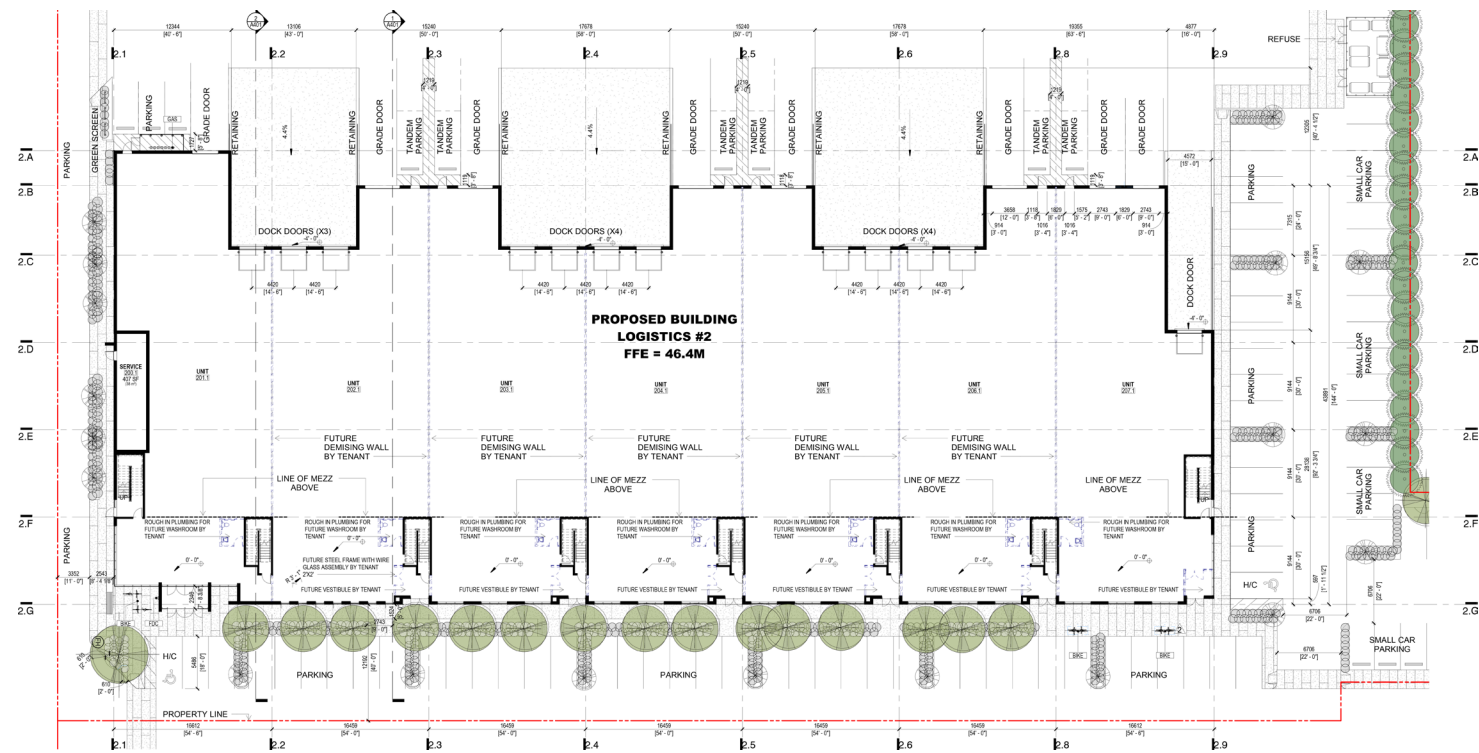
Available Area

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		

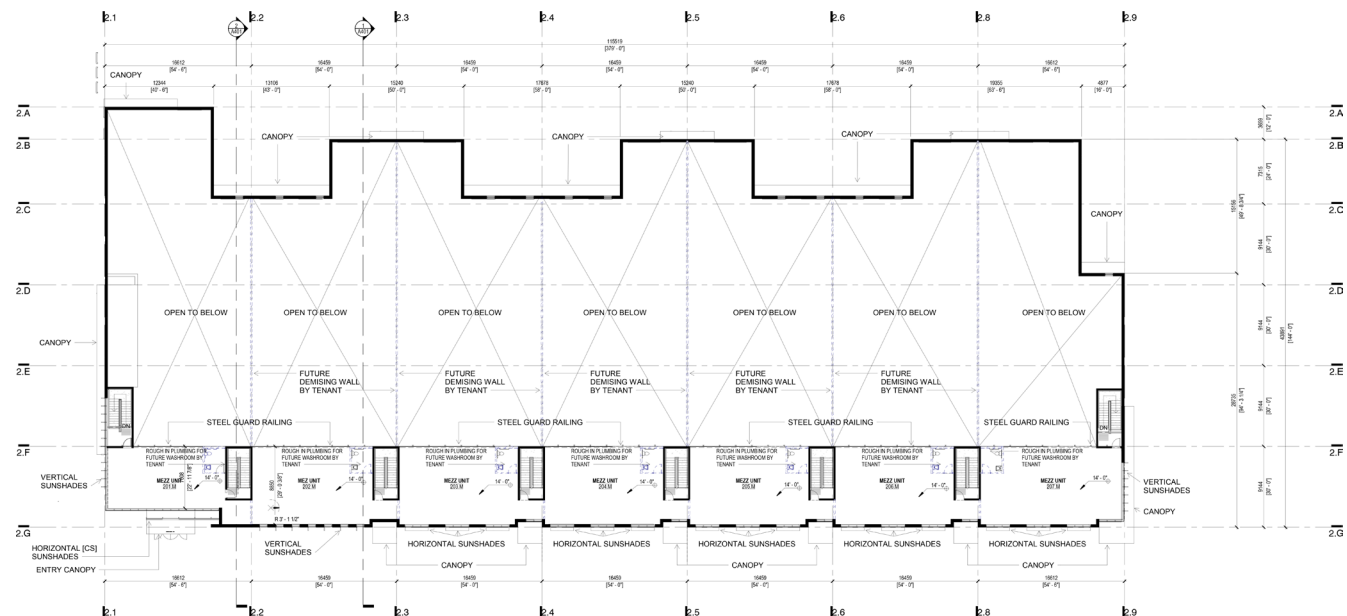


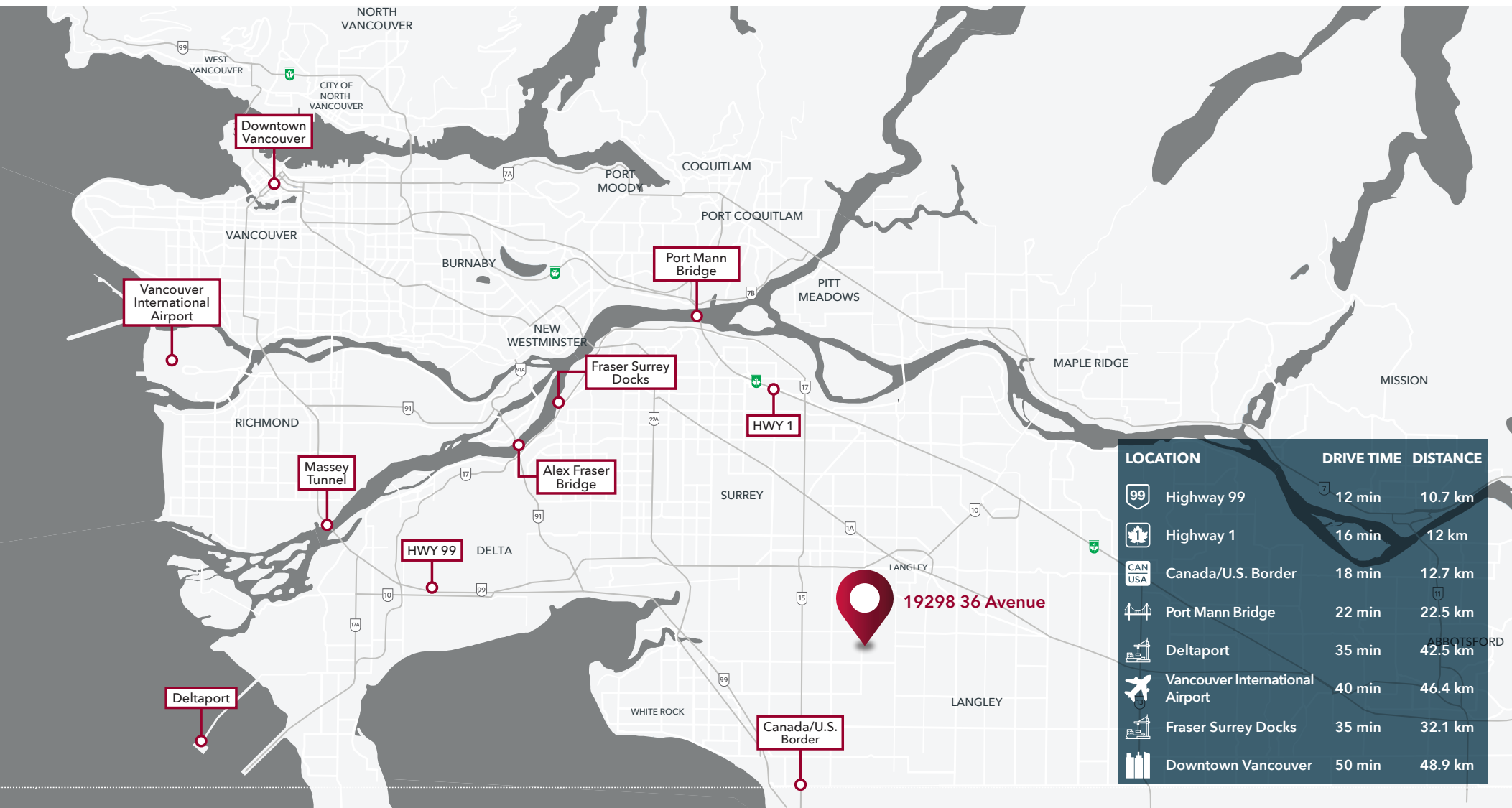
Note: All features and unit sizes as advertised may be subject to change without notice.

Building 2
Level 1 Plan



Building 2
Mezzanine Plan





Sebastian Espinosa CCIM, SIOR
 Personal Real Estate Corporation
 Senior Vice President | Industrial
 D 604.630.3396 C 604.783.8139
 sebastian.espinosa@lee-associates.com

Grant Basran
 Associate | Industrial
 D 604.630.3376 C 604.518.2188
 grant.basran@lee-associates.com

PROUDLY CELEBRATING
50
 YEARS IN BUSINESS