

# BRAND NEW INDUSTRIAL STRATA UNITS FOR SALE

19476 34A AVENUE & 3438 195 STREET, SURREY, BC

# ONE | 95

BUSINESS PARK



Marketed by

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Developed by

  
**CEDAR COAST**

Built by

 **ORION**  
CONSTRUCTION

**READY FOR OCCUPANCY**





**ONE | 95**  
BUSINESS PARK

## SMALL-BAY INDUSTRIAL STRATA UNITS IN CAMPBELL HEIGHTS

Cedar Coast presents a unique opportunity to own brand new state-of-the-art industrial strata units in Metro Vancouver's most active and desirable industrial park. Located at 19476 34A Avenue and 3438 195 Street, One95 Business Park is situated along the easternmost edge of Surrey's Campbell Heights Business Park.

One95 Business Park will be Cedar Coast's first small-bay development in the area. The project consists of two front entrance/rear loading buildings offering 19 strata units totalling 74,132 square feet. Both buildings are now complete and ready for occupancy.



### ZONING

IB-1 (Business Park 1 Zone)



### CONSTRUCTION

Concrete tilt-up insulate panels



### LOADING

Grade loading door per unit



### CEILING HEIGHT

24' clear (9'8" under mezzanine, 12'6" mezzanine level)



### HEATERS

Gas-fired unit heaters with electronic thermostat controls



### SPRINKLER SYSTEM

NFPA 13



### INTERIOR LIGHTING

LED high bay fixtures to ASHRAE standards



### POWER

3-phase electrical service (1200 amps/ 600 volt service to each building)



### WASHROOMS

Complete handicap washroom per unit



### FLOOR LOAD

500 lbs PSF



### COMPLETION

Q2 2024 (estimated)



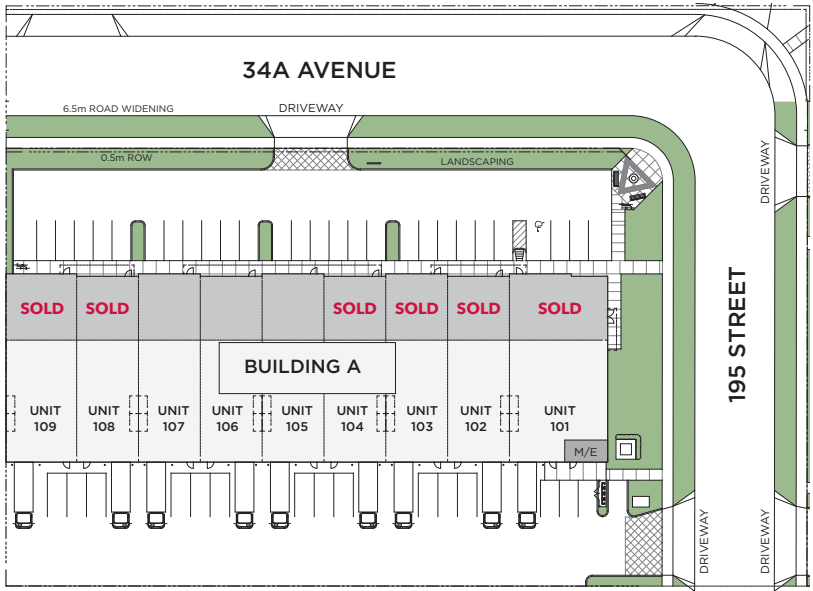
### PRICING

Contact Broker



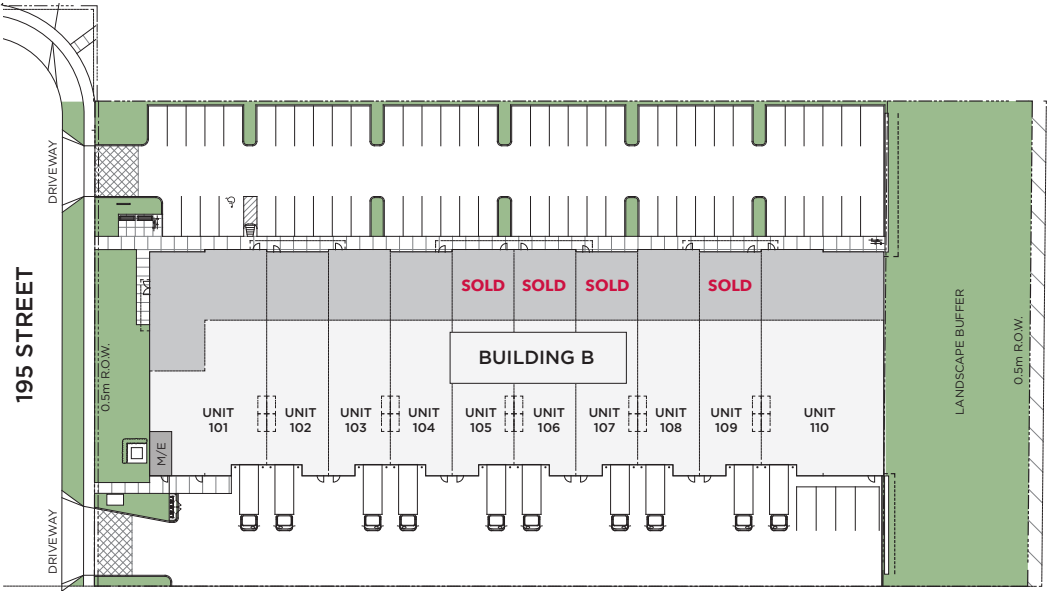
# SITE PLAN

## BUILDING A | 19476 34A AVENUE



UNIT	GROUND FLOOR	MEZZANINE	TOTAL	LOADING	PARKING	AVAILABILITY
<del>101</del>	<del>3,438 SF</del>	<del>1,295 SF</del>	<del>4,733 SF</del>	<del>1 grade</del>	<del>10 stalls</del>	<del>SOLD</del>
<del>102</del>	<del>2,348 SF</del>	<del>801 SF</del>	<del>3,148 SF</del>	<del>1 grade</del>	<del>4 stalls</del>	<del>SOLD</del>
<del>103</del>	<del>2,379 SF</del>	<del>831 SF</del>	<del>3,210 SF</del>	<del>1 grade</del>	<del>4 stalls</del>	<del>SOLD</del>
<del>104</del>	<del>2,349 SF</del>	<del>801 SF</del>	<del>3,150 SF</del>	<del>1 grade</del>	<del>4 stalls</del>	<del>SOLD</del>
105	2,378 SF	831 SF	3,209 SF	1 grade	4 stalls	Available
106	2,348 SF	801 SF	3,148 SF	1 grade	4 stalls	Available
107	2,379 SF	831 SF	3,210 SF	1 grade	4 stalls	Available
<del>108</del>	<del>2,348 SF</del>	<del>801 SF</del>	<del>3,148 SF</del>	<del>1 grade</del>	<del>4 stalls</del>	<del>SOLD</del>
<del>109</del>	<del>2,690 SF</del>	<del>940 SF</del>	<del>3,630 SF</del>	<del>1 grade</del>	<del>4 stalls</del>	<del>SOLD</del>
Total	7,105 SF	2,463 SF	9,567 SF	3 grade	12 stalls	

## BUILDING B | 3438 195 STREET



UNIT	GROUND FLOOR	MEZZANINE	TOTAL	LOADING	PARKING	AVAILABILITY
101	4,915 SF	2,217 SF	7,132 SF	1 grade	12 stalls	Available
102	2,752 SF	859 SF	3,611 SF	1 grade	6 stalls	Available
103	2,784 SF	890 SF	3,674 SF	1 grade	6 stalls	Available
104	2,752 SF	859 SF	3,611 SF	1 grade	6 stalls	Available
<del>105</del>	<del>2,784 SF</del>	<del>890 SF</del>	<del>3,674 SF</del>	<del>1 grade</del>	<del>6 stalls</del>	<del>SOLD</del>
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110	5,553 SF	1,721 SF	7,274 SF	1 grade	12 stalls	Available
Total	21,540 SF	7,436 SF	28,976 SF	6 grade	48 stalls	

# STRATEGICALLY LOCATED

## DRIVE TIMES TO KEY AREAS

12 min	Canada/U.S. Border 10.9 km	22 min	Port Mann Bridge 23.5 km
14 min	Trans-Canada Highway 13.6 km	24 min	Pitt River Bridge 24.3 km
16 min	South Fraser Perimeter Road 15.9 km	30 min	Patullo Bridge 29.5 km
18 min	Golden Ears Bridge 16.3 km	35 min	Deltaport 42.9 km
20 min	Lougheed Highway 19.7 km	40 min	Vancouver International Airport 46.2 km





# CAMPBELL HEIGHTS

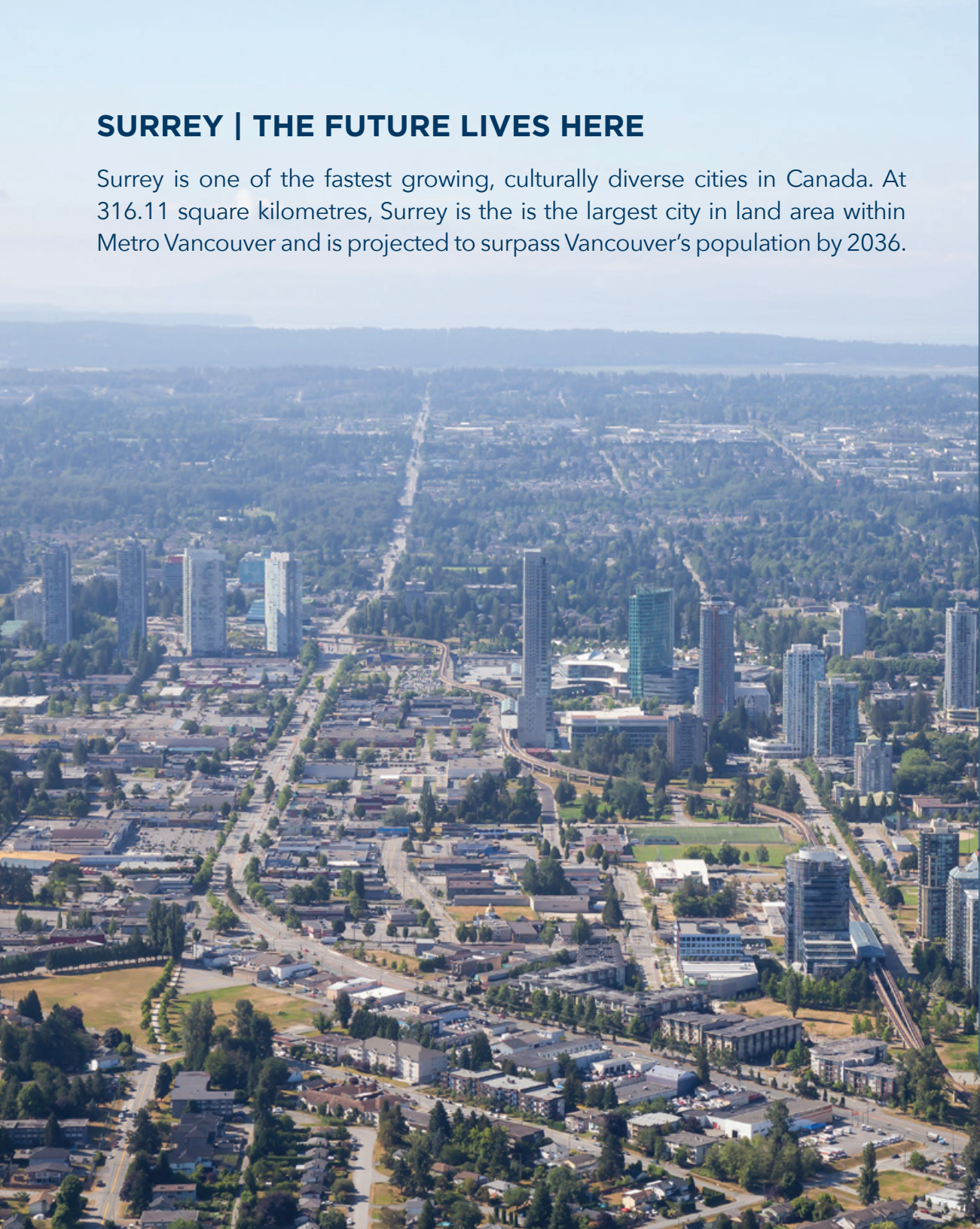
One95 Business Park is situated on the corner of 34A Avenue & 195th Street within Metro Vancouver’s most active industrial business park. Campbell Heights Business Park is one of Metro Vancouver’s fastest growing industrial areas offering excellent proximity to the Canada/U.S. border. One95 Business Park’s strategic location within this area provides businesses with easy access to major highways including Highway 99, Highway 15, Highway 10, and Highway 1.

The highly sought-after business park is home to some of the largest industrial businesses including Sobeys, Flynn Canada, Loblaws, Walmart, Save-on-Foods, Starline Windows, and Amazon.



# SURREY | THE FUTURE LIVES HERE

Surrey is one of the fastest growing, culturally diverse cities in Canada. At 316.11 square kilometres, Surrey is the is the largest city in land area within Metro Vancouver and is projected to surpass Vancouver’s population by 2036.



Population of over 568,322 – a 9.7% increase over 5 years. (2021 Census)



Surrey accounts for more than 30% of Metro Vancouver’s growth, in terms population as well as in industrial and commercial development.



Surrey has 18% of Metro Vancouver’s industrial lands, of which 32% is undeveloped or vacant. Surrey is one of the few communities that has a sizable inventory allowing for industrial growth and expansion.

INDUSTRIAL STATISTICS	METRO VANCOUVER	SURREY
Total Inventory (SF)	237,779,446	39,614,774
Vacancy Rate	1.0%	1.0%
Net Absorption (SF)	1,728,703	551,075
Under Construction (SF)	7,598,481	2,595,213
Average Asking Rent (PSF)	\$20.38	\$21.13
Average Additional Rent (PSF)	\$5.55	\$5.47

Sources: The City of Surrey, Statistics Canada, Lee & Associates Research



# BENEFITS OF OWNERSHIP

## EQUITY

Your company's success will contribute to your mortgage payment versus paying down someone else's mortgage. As you pay down your mortgage, your equity in the real estate grows.

## TAX INCENTIVES

Depreciation and interest are tax write-offs.

## CONTROL EXPENSES

Strata owners have a say in building management and costs.

## STABILITY

You will not be faced with the uncertainty of having to move your business at the end of a lease term. Lock in your payment plan with fixed interest rates and a long-term mortgage for more control.

## INVESTMENT

Build up a retirement plan by turning your property into an investment if you move.



King Business Park by Cedar Coast

## ONE|95 PROJECT TEAM

BUSINESS PARK



### DEVELOPER

Cedar Coast is a Vancouver, B.C. based real estate development and investment firm with a 21-year track record of successful outcomes throughout the Pacific Northwest. Approaching each investment decision with a long-term view of creating winning outcomes for investment partners, teams, and communities. Cedar Coast currently has 38 active real estate projects in Canada and the United States.  
[cedarcoast.com](http://cedarcoast.com)



### SALES & MARKETING

For over 50 years, Lee & Associates Vancouver's team of real estate professionals have represented buyers and sellers as well as landlords and tenants alike in industrial sales and leasing, retail sales and leasing, office leasing, land sales, and investment sales in Metro Vancouver. Today, we are part of the largest broker-owned firm in North America with over 75 offices and 1,500+ professionals throughout Canada and the United States.  
[leevancouver.com](http://leevancouver.com)



### CONSTRUCTION

Orion Construction is a trusted full-service design build contractor serving the Lower Mainland and beyond specializing in a wide range of innovative industrial buildings, complexes and commercial properties. Every project from Orion Construction is a superior finished product based on unified design-build processes and solutions based operations.  
[orionconstruction.ca](http://orionconstruction.ca)

# ONE|95

BUSINESS PARK

[one95businesspark.com](http://one95businesspark.com)

## CONTACT US

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