

# FOR SALE

HIGH QUALITY LARGE BAY  
STRATA WAREHOUSE UNIT

**UNIT 107**

**3577**

**194<sup>TH</sup> STREET**  
Surrey, BC

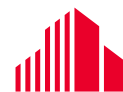


**Eric Rice**

Personal Real Estate Corporation  
Vice President, Industrial  
604 640 5877  
eric.rice@cushwake.com

**Rick Dhanda**

Personal Real Estate Corporation  
Associate Vice President, Industrial  
604 640 5816  
rick.dhanda@ca.cushwake.com



**CUSHMAN &  
WAKEFIELD**

Suite 1200 - 700 West Georgia Street  
PO Box 10023, Pacific Centre, Vancouver, BC V7Y 1A1  
604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)

## UNIT 107

# 3577

## 194<sup>TH</sup> STREET Surrey, BC

### THE OPPORTUNITY

Purchase a new industrial strata unit in an extremely desirable and growing industrial park. Located on the southeast corner of 36th Avenue and 194th Street, the location offers access to all major roads and amenities.

- Blocks from 192nd Street, the major north-south thoroughfare
- Close proximity to the US Border
- Public transit nearby
- Amenities and restaurants within walking distance

### SALIENT DETAILS

CIVIC ADDRESSES	Unit 107 3577 194th Street, Surrey BC	
ZONING	IB-1 Industrial Business Park	
YEAR BUILT	2019	
CEILING HEIGHT	26' clear ceilings in warehouse	
LOADING	2 dock doors, 1 grade door	
POWER	200 amp, 600 volt 3-phase power	
SPRINKLERS	ESFR	
PARKING	19 dedicated parking stalls	
HEATING	Gas fired forced air heating units and ceiling fans	
FLOOR LOAD	500 lbs per SF (Warehouse) 100 lbs per SF (Mezzanine)	
FEATURES	<ul style="list-style-type: none"><li>• Concrete tilt up construction</li><li>• Ample glazing and natural light</li><li>• Skylights in warehouse</li><li>• Concrete mezzanine</li><li>• Available immediately</li></ul>	
UNIT 107	Warehouse	14,014 SF
	Mezzanine Storage	1,824 SF
	<b>Total</b>	<b>15,838 SF</b>
ASSESSED VALUE	\$9,227,000 (2024)	
PROPERTY TAXES	\$76,714.19 (2024)	
STRATA FEES	\$1,433.94 per month (2024)	
ASKING PRICE	<b>Please contact listing agents</b>	



### THE HIGHLIGHTS

- State of the art features and brand new construction
- Excellent corporate appeal
- Opportunity to own in a market with extremely low vacancy and rising lease rates
- Ample room for truck maneuvering
- Flexible zoning allows for a wide variety of general industrial uses or distribution tenants
- Move-in ready



UNIT 107

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USA Border

194th Street

36th Avenue



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