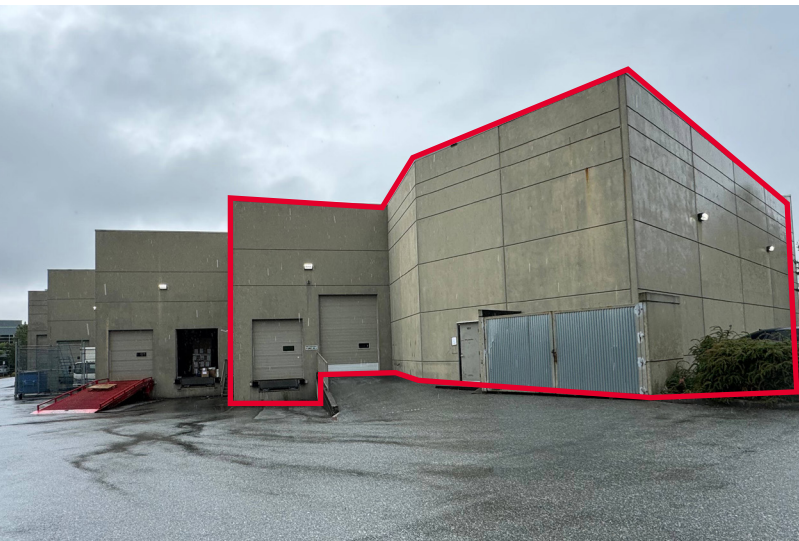




FOR LEASE
UNIT 101
2762 190TH STREET
SURREY, BC

8,420 SF DOCK & GRADE INDUSTRIAL UNIT



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**CUSHMAN &
WAKEFIELD**

FOR LEASE UNIT 101 2762 190TH STREET SURREY, BC

LOCATION

The subject property is located on the northeast corner of 190th Street & 27th Avenue in the Campbell Heights Business Park of South Surrey. Campbell Heights' central location provides easy access to Highway 99, Highway 91, Highway 15 (176th St.), Highway 10 (56th Ave.) and Highway 1. In addition, the US border crossing is only a few short minutes away. Multiple truck routes in Campbell Heights allow for easy access and egress. Design guidelines and stringent landscape requirements ensure Campbell Heights' high quality and visual appearance standards are well-maintained.

ZONING

IB-1 (Business Park 1 Zone) zoning - allows for a wide variety of light industrial uses such as wholesale, storage, manufacturing, processing, assembly, fabricating, testing, servicing & repairing of good & materials.

BUILDING FEATURES

- Quality concrete tilt up construction (2007)
- Layout provides for ease of truck/trailer access/egress
- Attractive, functional design
- Fully sprinklered & landscaped
- Approximately 26' warehouse ceiling height
- One (1) 9'11" X 13'10" front grade door
- One (1) 8' x 9'11" dock door with leveler
- Generous truck manoeuvring for large trucks
- Multiple washrooms
- Kitchenette counter with sink & cabinetry
- 347/600 Volts, 100 Amps, 3-phase electrical service (Tenant to verify)
- Seven (7) designated parking stalls

AVAILABLE AREA

Warehouse	5,284 SF
Main Floor Office	1,568 SF
Main Floor Area	6,852 SF
Second Floor Office	1,568 SF
Total Available Area	8,420 SF

BASIC RENT

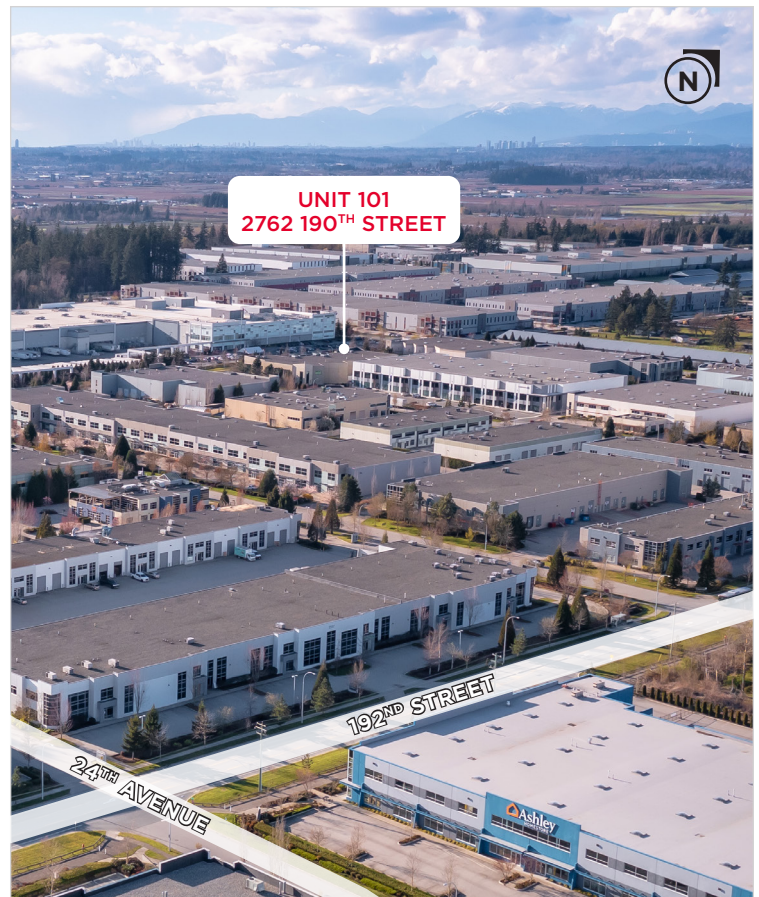
From \$21.95 PSF, per annum, net, plus GST

ADDITIONAL RENT (2024)

Estimated at approximately \$5.72 PSF, per annum, plus GST

AVAILABILITY

April 1, 2025



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