

FOR SUBLEASE

BLACKTHORN III

2468 192 STREET, SURREY, BC

UNITS 104-109

21,878 – 65,157 SF

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CAMPBELL HEIGHTS PREMIUM

DISTRIBUTION SPACE

NEWMARK





THE OPPORTUNITY

N.R.E. Newmark Real Estate Canada Limited ("Newmark") is pleased to offer to the market from 21,878 up to 65,157 square feet of premium distribution/warehouse space across six units in Blackthorn III at 2468 192 Street, Surrey, BC (the "Property").

2468 192 Street presents a prime, below-market sublease opportunity with over two years of term remaining. It is an excellent destination for businesses seeking expansion or relocation, while benefiting from significant cost savings and an extended lease term at competitive rental rates.

The Property is located between 24th and 28th Avenue in the Campbell Heights Business Park, one of the most sought-after industrial parks within Metro Vancouver, its central location providing easy access to Highways 10, 15, 99, as well as being minutes from the US border crossing. The surrounding region offers access to a large consumer market, a highly educated workforce, and world-class infrastructure.

LOCATION HIGHLIGHTS

- Centrally located in Campbell Heights Business Park
- Excellent access to major highways with multiple access points
- Minutes from US Border Crossing
- Proximity to large labour market
- World-class infrastructure
- Well-established location with numerous multi-national tenants
- An abundance of nearby restaurant, bar, cafe and service amenities



26' Ceilings



12 Dock & 6 Grade Loading Doors



T5 Fluorescent Warehouse Lighting



AT A GLANCE

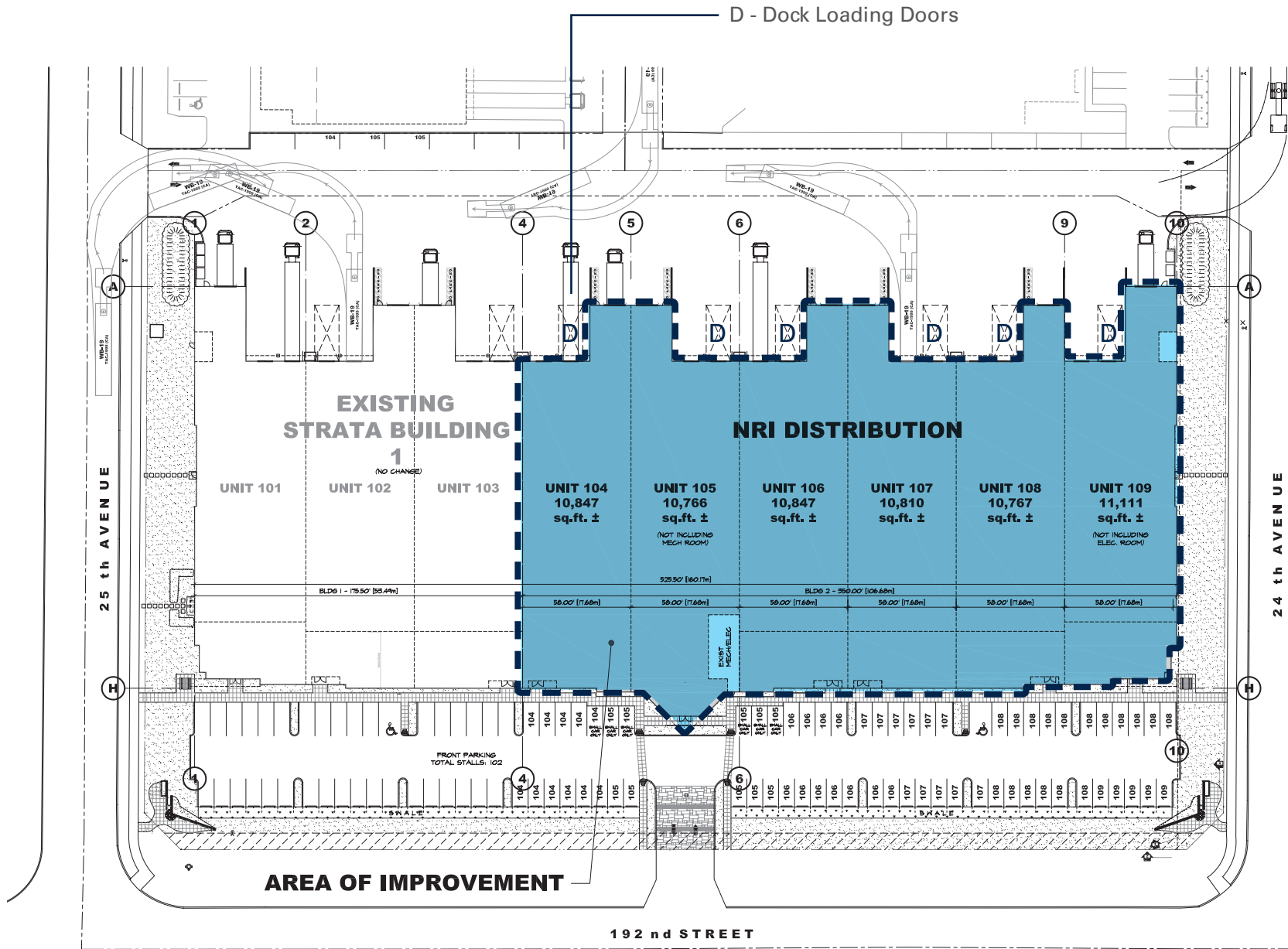
CIVIC ADDRESS:	2468 192 Street, Surrey, BC	
UNITS:	104-107	108-109
AREA BREAKDOWN (SF):	Office: 3,075 SF Warehouse: 40,205 SF Total: 43,280	Warehouse: 21,877 SF
TOTAL LEASABLE AREA (SF)	65,157	
ZONING	IB-1 Business Park Industrial	
LOADING:	12 dock & 6 grade loading doors	
CEILING HEIGHTS:	26' clear	
AVAILABILITY DATE:	60 days from firm lease deal	
SUBLEASE TERM EXPIRY:	January 31, 2028	
LEASE RATE:	Please contact listing agents	
ADDITIONAL RENT	\$3.92 PSF, per annum (2025, not inclusive of management fee)	

BUILDING FEATURES

- Beedie built
- Great exposure to 192 Street
- Premium quality insulated tilt-up concrete construction
- Dock loading door with electric levellers and 1 grade loading door per bay
- ESFR sprinkler system
- 26' clear ceiling heights
- Extensive use of glazing
- 600 volt, 200 amp, 3-phase electrical service per unit
- High efficient T5 fluorescent warehouse lighting
- Skylights



SITE PLAN



NB 192 ST @ 28 AVE BUS STOP	<1 min
YVR INTERNATIONAL AIRPORT	35 mins
US BORDER	20 mins
DELTAPORT	25 mins
DOWNTOWN VANCOUVER	45 mins



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