

NAI Commercial



Units 105, 106 & 107 - 19298 36th Avenue, Surrey, BC

FOR SALE

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Commercial Sales & Leasing

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Units 105, 106 & 107 19298 36th Avenue

Surrey, BC

Industrial Strata | Campbell Heights | Logistics City

Opportunity

Acquire up to three contiguous strata lots in one of the newest and most attractive industrial offerings in Campbell Heights. The three units, one of which is a corner lot, can be combined for up to 26,345 SF with 5 dock and 4 grade loading doors. Secure your place in one of Canada's fastest-growing regions and take advantage of this strategic location.

Highlights

- ▶ Flexible size options from 8,722 – 26,345 SF
- ▶ Heavy power supply
- ▶ Dock and grade loading
- ▶ New construction

Property Details

Legal Description

Strata Lot 12, 13 & 14, Plan EPS8110, Section 27, Township 7, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

PID

032-085-401; 032-085-419; 032-085-427



Salient Details

Zoning

IB-2 (Business Park 2 Zone)

Features

-  34' ceiling height (to the underside of the truss)
-  ESFR sprinklers
-  LED lighting to ASHRAE standards
-  3 phase, 120/208v 400amp electrical service to each unit
-  500 lbs per SF floor load in warehouse
-  100 lbs per SF floor load on mezzanine
-  Gas fired heaters
-  EPDM roof
-  Excellent truck maneuverability

Strata Fees

TBD

Availability

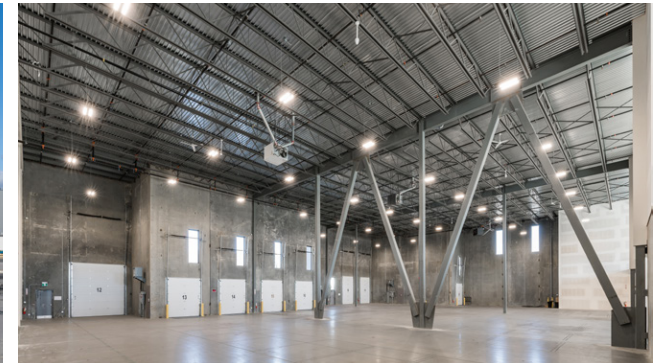
Immediate

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Available Units

Units	Warehouse	Mezzanine	Total	Loading	Property Tax (2024)	Price
105	7,131 SF	1,592 SF	8,722 SF	2 dock, 1 grade	\$39,600.88	\$4,780,000
106	7,152 SF	1,596 SF	8,748 SF	2 dock, 1 grade	\$39,724.02	\$4,795,000
107	7,038 SF	1,837 SF	8,875 SF	1 dock, 2 grade	\$39,223.28	\$4,865,000
Total	21,321 SF	5,025 SF	26,345 SF	5 dock, 4 grade	\$118,548.18	\$14,440,000





Location

Located in the vibrant Campbell Heights industrial area, Logistics City at 19298 36 Ave presents an exceptional industrial ownership opportunity. This property boasts excellent accessibility, being situated in close proximity to the US border and major transportation routes.

Surrounded by a diverse mix of industrial and commercial businesses, this site benefits from the continuous growth of Surrey, making it an ideal location for manufacturing, warehousing, or distribution.

Zoning

IB-2 (Business Park 2 Zone) – intended to accommodate uses that are generally compatible with one another and adjoining zones.

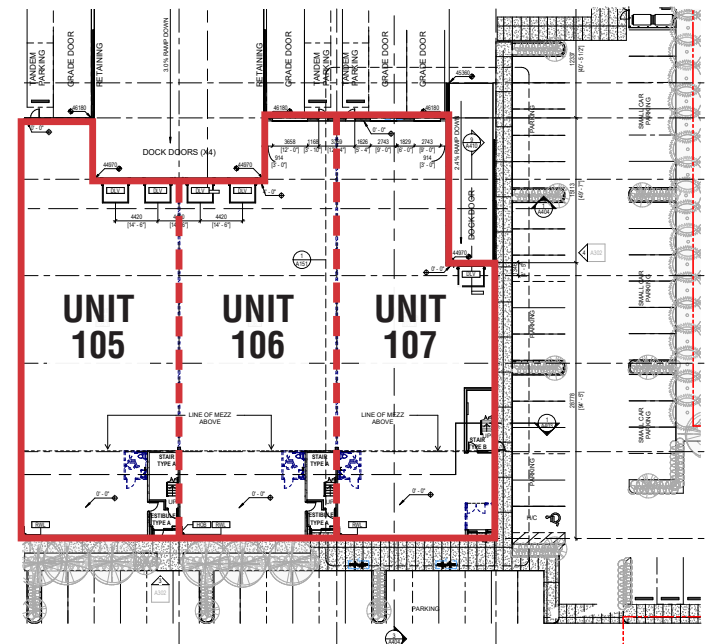
Principal uses include:

- ▶ Light impact industry, including the wholesale and retail of products produced withing the premises
- ▶ Warehouse Uses
- ▶ Distribution Centres
- ▶ Office Uses





Floor Plan



For more information,
please contact the undersigned.



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