

**AVISON
YOUNG**

For Sublease

**18880 30th Avenue
Surrey, BC**



198,070 sf tier-1 industrial building at South Surrey Business Park in Campbell Heights

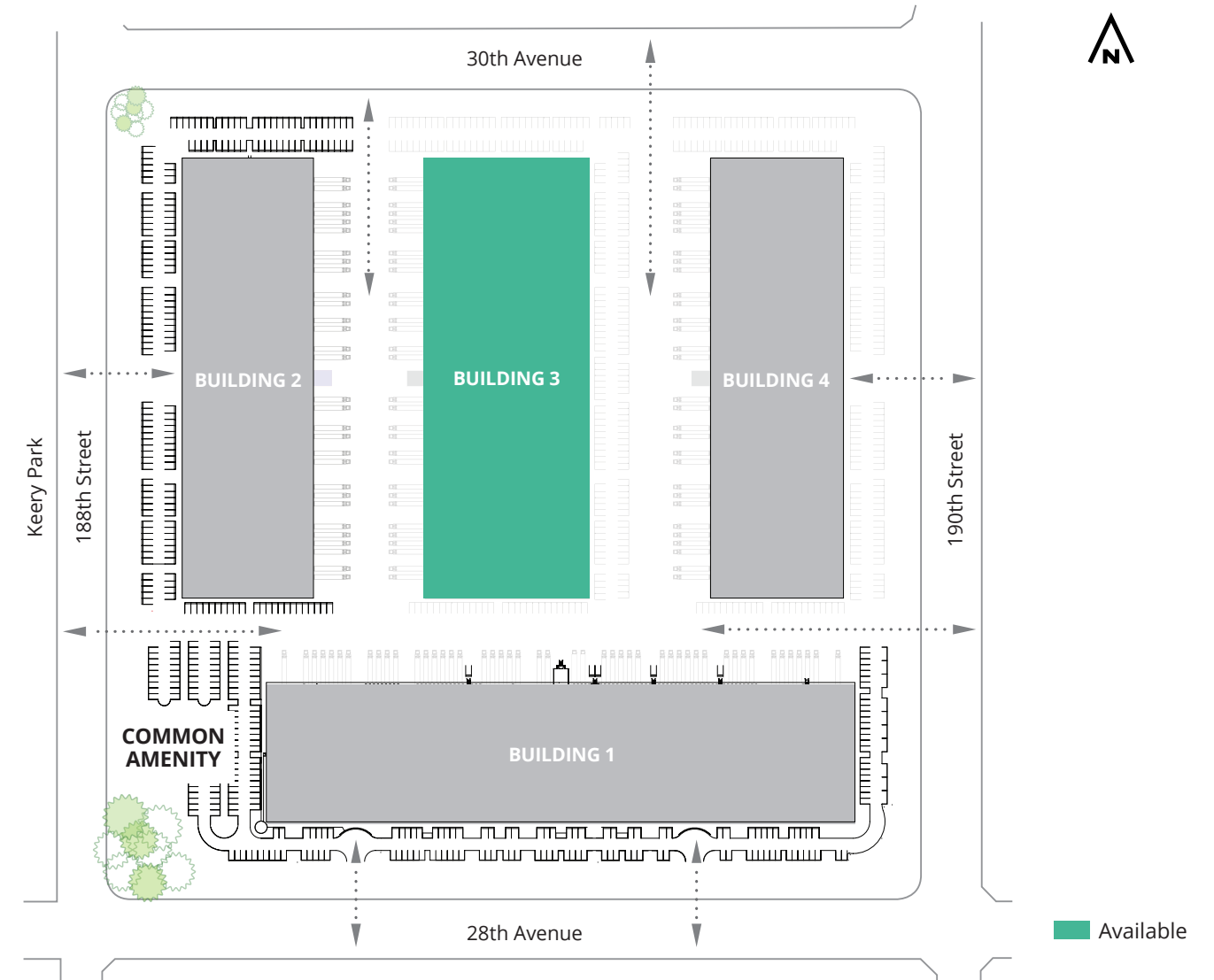
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Site plan



Rarely available 198,070 sf tier-1 industrial building in Campbell Heights

Property details

AVAILABLE AREA	
Warehouse	193,483 sf
Office	4,587 sf
Total	198,070 sf

SUBLEASE RATE
Please contact the listing agents

ADDITIONAL RENT (2024 ESTIMATE)
\$5.20 psf*
**includes management fee*

AVAILABILITY DATE
April 1, 2025

SUBLEASE EXPIRY
September 30, 2029

Opportunity

Building 3 offers a rare opportunity to sublease an entire 198,070 sf premium warehouse/distribution building in Surrey's highly sought-after Campbell Heights Business Park. Completed in 2019, the property features state-of-the-art specifications, functional design, exceptional corporate appeal, and well-maintained landscaping.


Don't miss your opportunity to join the established community of forward-thinking industrial businesses at South Surrey Business Park.

Zoning


IB-3 (Business Park 3 Zone) permits a wide range of light impact industrial uses, including warehouse, distribution, ancillary office, and general service.




Key features


- 


32' clear ceiling height




1,600 amp, 600 volt, 3-phase electrical power
- 


Thirty (30) dock loading doors with eight (8) additional knock out positions




ESFR sprinkler system
- 


40,000 lbs hydraulic dock levelers and bumpers at each dock door




High-efficiency LED warehouse lighting
- 


Two (2) grade loading doors




TELUS PureFibre™ telecommunication service
- 

8" reinforced concrete slab and a uniform distributed 60' concrete dolly pad



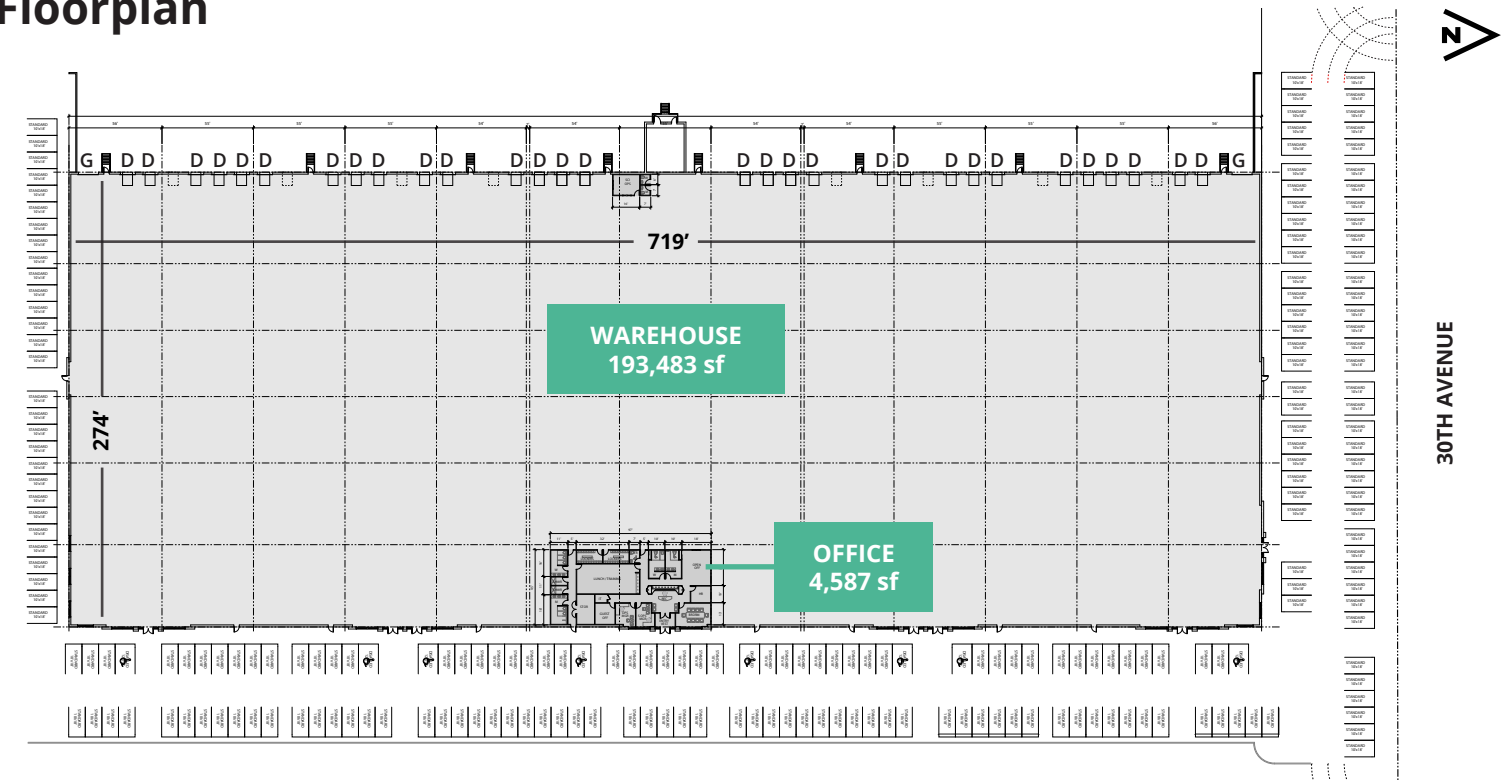
4,587 sf of improved office space
- 

40' x 60' typical column grid



180 car parking stalls

Floorplan



D = Dock G = Grade



Location

Building 3 at South Surrey Business Park is located on 30th Avenue, between 188th Street and 190th Street in the centre of Campbell Heights. The property features multiple access points and is well-connected to Metro Vancouver's highway network, facilitating the convenient transportation of goods throughout the Lower Mainland and Pacific Northwest.

This exceptional location provides seamless connections to Highways 1, 10, 15, 99 and is a mere 10-minute drive to the Canada-US Border. Conveniently serviced by the 531 bus line, commuters have direct access to White Rock or Langley Centre, and the future 203rd Street SkyTrain Station.

28,489



Population within 5km

14,945



Labour force within 5km

18%



of the local labour force is employed in the manufacturing, wholesale, transportation and warehousing sectors



NOTABLE TENANTS

- | | |
|---------------------------|---------------------------|
| 1. Trimlite Manufacturing | 7. Sobeys |
| 2. DSV | 8. Oak + Fort |
| 3. Loblaws | 9. MEC |
| 4. Walmart | 10. Structube |
| 5. Skechers | 11. UPS |
| 6. Iron Mountain | 12. 18 Wheels Warehousing |



RESTAURANTS

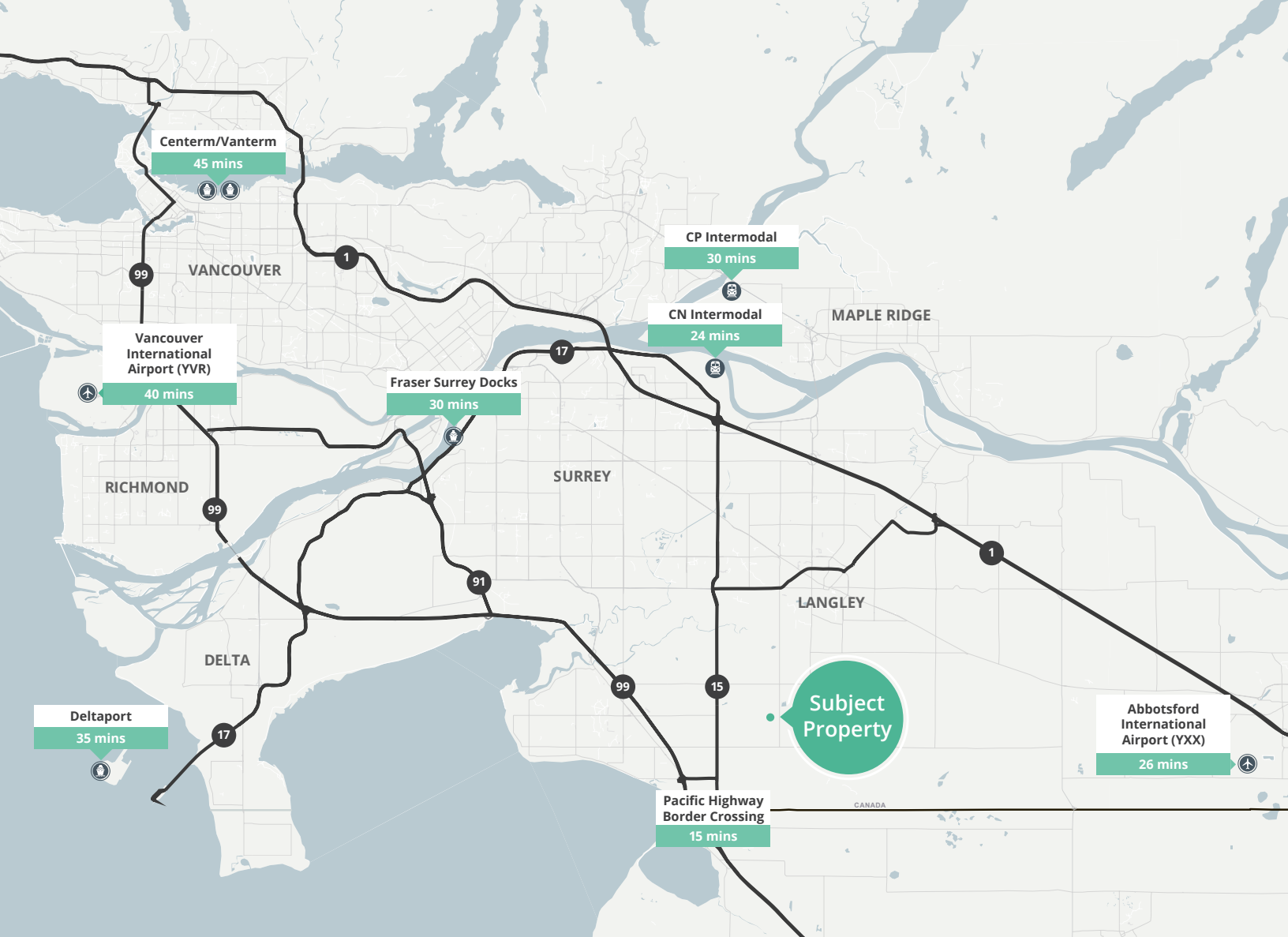
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|---------------|---------------------|
| 1. A&W Canada | 4. Pizza Hut |
| 2. Subway | 5. The Biryani Chef |
| 3. Quesada | 6. Tim Hortons |



BUS 531

White Rock Centre / Willowbrook





DRIVE TIMES

Langley City	8 minutes	Trans-Canada Highway	15 minutes	YVR	40 minutes
Cloverdale	10 minutes	Surrey City Centre	25 minutes	Downtown Vancouver	45 minutes
US Border Truck Crossing	15 minutes	Deltaport	35 minutes	GCT Vanterm	45 minutes

Contact for more information

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