

**UNIT 105 - 3170 194 STREET**  
SURREY, BC

**WATCH VIDEO**



## FIRST CLASS MID-BAY WAREHOUSE **FOR SALE**

14,135 SF of Prime Industrial Warehouse Space  
Dock and Grade Loading  
Strategically Located in Campbell Heights

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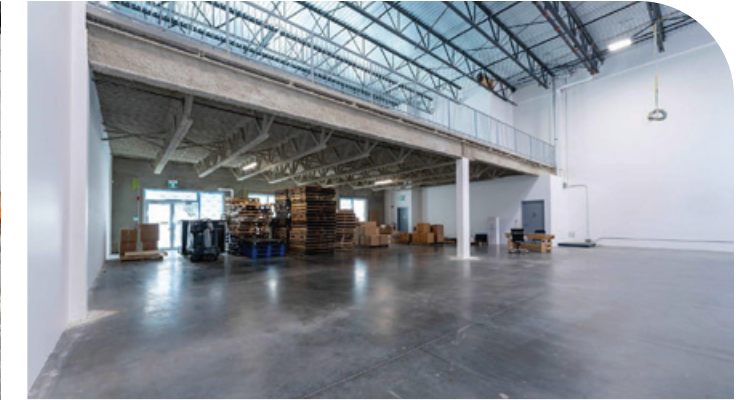
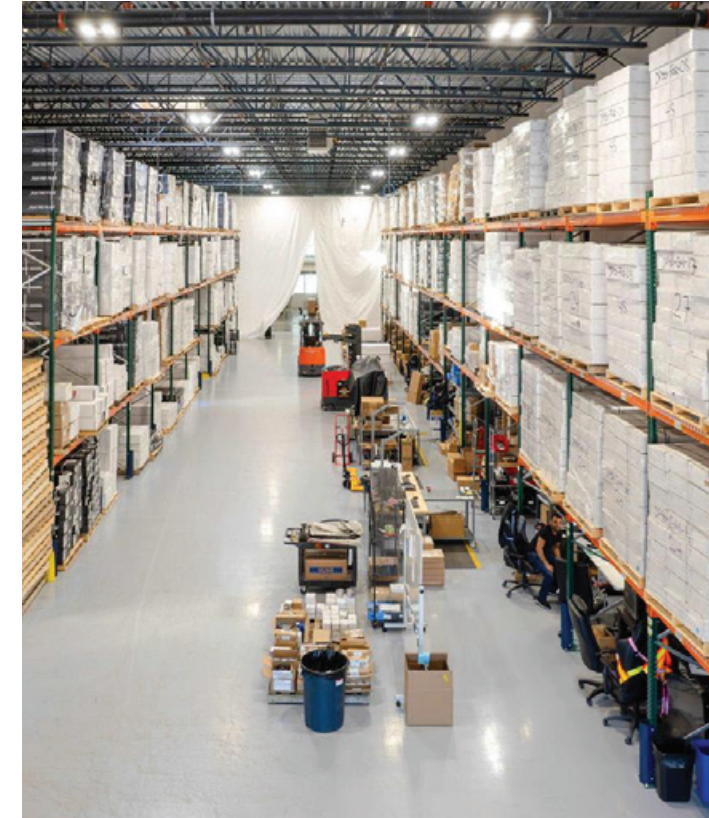
# UNIT 105 - 3170 194 STREET SURREY, BC

## Opportunity

Exceptional opportunity to acquire a 14,135 SF industrial strata unit at Cedar Heights Business Centre. Situated in the Campbell Heights industrial district of Surrey, this warehouse offers excellent connectivity to major transportation networks, making it an ideal choice for businesses looking to expand or establish a presence in a premier industrial hub.

## Features

- » One (1) grade loading door (12' X 14' approximately)
- » Two (2) dock loading doors (8' X 10' approximately) with automatic levelers
- » 26' ceilings
- » 3-phase power (200 amp/600 volts)
- » ESFR fire suppression
- » LED lighting fixtures
- » Floor load capacity; ground floor 500lbs per SF, mezzanine 100lbs per SF
- » 19 parking spots
- » Constructed in 2022



**Strata Lot Size** 14,135 SF including 1,915 SF structural mezzanine and 12,220 SF of ground floor warehouse

**PID** 031-776-264

**Zoning** IB1 - Business Park 1 Zone

**Property Taxes** \$72,355.16 (2024)

**Strata Fees** \$1,606.84 per month

**Asking Price** \$7,350,000 (\$520/PSF)

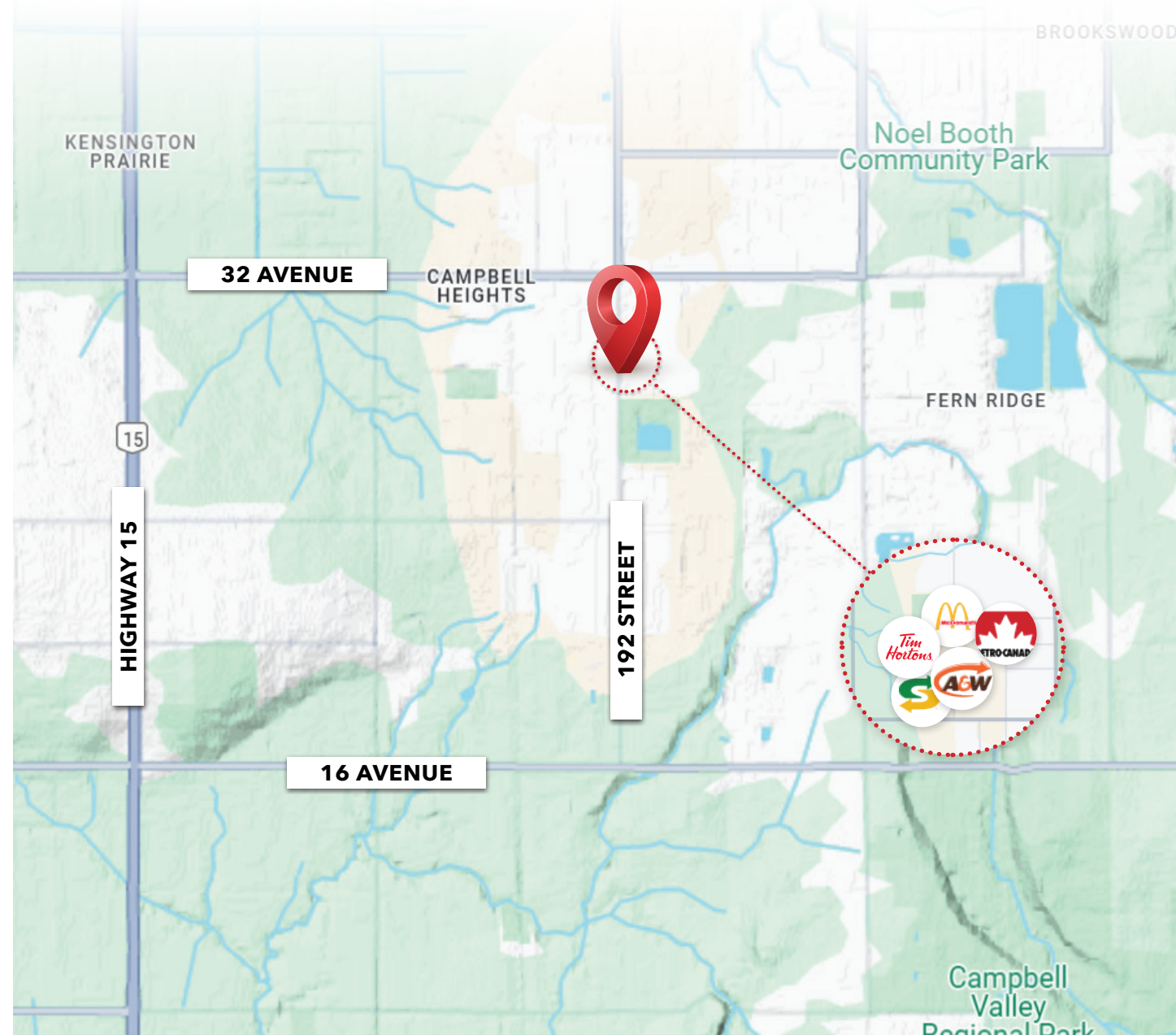
**Possession** Upon Closing

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## SURREY, BC

### Location Overview

Cedar Heights Business Centre is situated on a 4.8 acre development in Surrey's Campbell Heights. Campbell Heights is known as one of the most successful and well-planned business parks in the Lower Mainland. Campbell Heights' central location provides easy access to Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue) and the Trans-Canada Highway 1. In addition, the US Border crossing is only minutes away.



### Strata Plan

**STRATA PLAN OF LOT A, SECTION 22,  
TOWNSHIP 7, NEW WESTMINSTER DISTRICT,  
PLAN EPP107329**

City of Surrey BCGS 92G.007

Sheet 1 of 7 Sheets  
**STRATA PLAN EPS7104**

**GROUND FLOOR**

Sheet 3 of 7 Sheets  
**STRATA PLAN EPS7104**

0 5 10 20 30 40 50 m  
SCALE - 1 : 500  
All distances are in metres

The intended plot size of this plan if 280mm in width by 432mm in height (size B)

The ground floor strata plan shows six strata units (Pt SL 1 to Pt SL 6) arranged vertically. Each unit has a specific area and total area. Pt SL 1 (1996.5 m<sup>2</sup>, Total Area = 2314.4 m<sup>2</sup>) includes an Electrical Room and Mechanical Room. Pt SL 2 (1135.3 m<sup>2</sup>, Total Area = 1313.2 m<sup>2</sup>), Pt SL 3 (1135.3 m<sup>2</sup>, Total Area = 1313.2 m<sup>2</sup>), Pt SL 4 (1135.3 m<sup>2</sup>, Total Area = 1313.2 m<sup>2</sup>), Pt SL 5 (1135.3 m<sup>2</sup>, Total Area = 1313.2 m<sup>2</sup>), and Pt SL 6 (1135.3 m<sup>2</sup>, Total Area = 1313.2 m<sup>2</sup>) are also detailed. The plan includes parking spaces (P1 to P6) and various dimensions for each unit and the overall layout. A north arrow and a scale bar are also present.

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