

UNIT 105 - 3170 194 STREET
SURREY, BC

NEW PRICE

WATCH VIDEO



FIRST CLASS LARGE-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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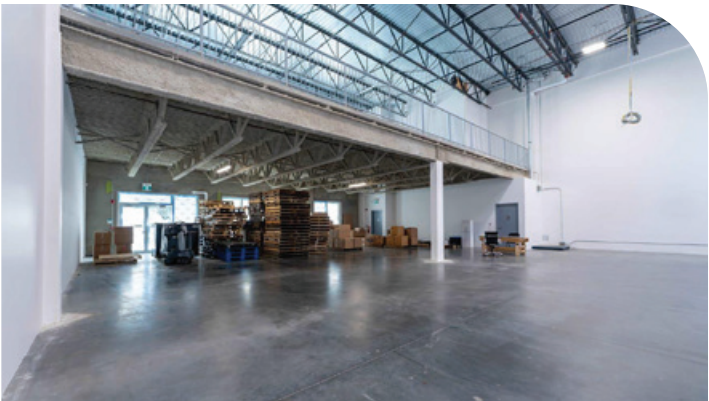
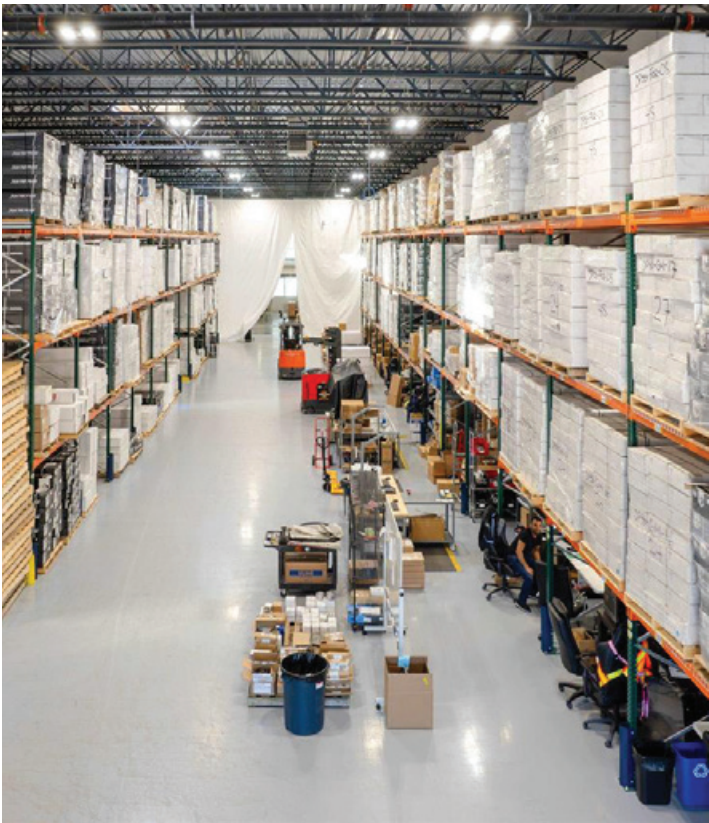
Opportunity

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	\$7,208,000 (\$510/PSF)
Possession	Upon Closing

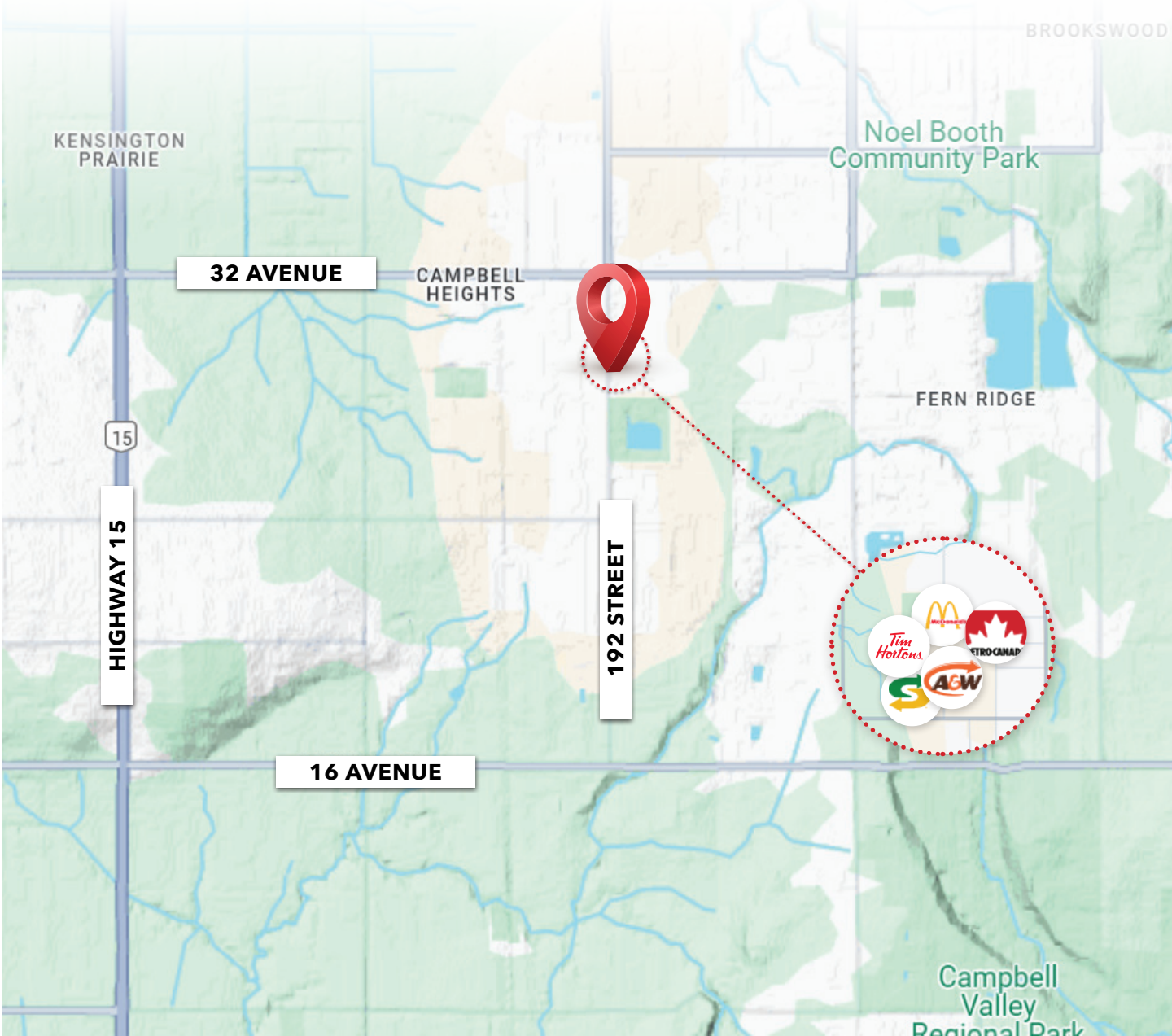


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Location Overview

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 inthe 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

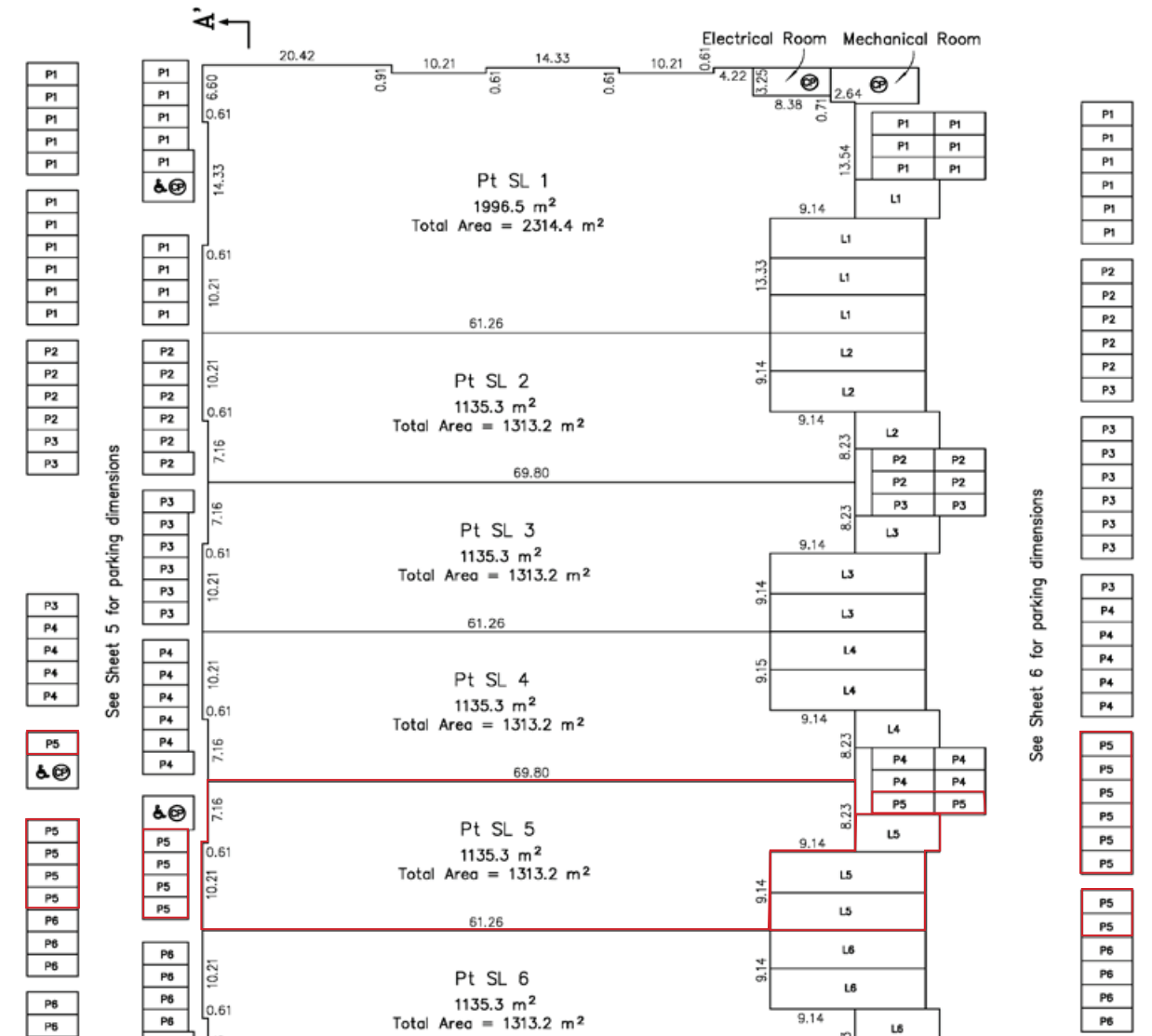
Sheet 1 of 7 Sheets
STRATA PLAN EPS7104

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)



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