



**EMPIRE**  
BUSINESS PARK  
3475 194<sup>th</sup> Street | Surrey, BC

# FOR LEASE

LAST UNIT REMAINING!  
**UNIT 102 - 12,390 SF**

CLASS A, HIGH EXPOSURE END-CAP  
OPPORTUNITY IN CAMPBELL HEIGHTS BUSINESS PARK

**NEWMARK**



# LEASE OPPORTUNITY

N.R.E. Newmark Real Estate Canada Limited ("Newmark") is pleased to offer to the market leasing opportunities available at Empire Business Park (the "Property" or "Empire"). Empire is a Class A industrial property located within Campbell Heights Industrial Park at 3475 194th Street, Surrey, BC.

The Property is currently 86% leased (six out of seven units), with the last remaining available unit **totaling 12,390 square feet** of brand-new warehouse space available for immediate occupancy.

Empire offers the opportunity for businesses to join prominent neighbours in Campbell Heights Business Park including Amazon, Walmart, Loblaw, Sobeys, Sleep Country and Structube.

# OFFERING HIGHLIGHTS

- ✓ **Strategic Location:** Located in the high-growth, highly sought-after Campbell Heights Business Park
- ✓ **High Exposure & Accessibility:** Great visibility and counterclockwise truck flow wth immediate access to major transportation routes
- ✓ **Institutional Quality:** Newly constructed, Class A industrial asset in Metro Vancouver



**ZONING**  
IB-1 (Business Park 1 Zone)



**LOADING**  
2 dock & 1 grade loading door per unit



**POWER**  
3-phase, 200 amp 600 volt electrical service in each unit



**CEILING HEIGHT**  
26' clear



**INTERIOR LIGHTING**  
LED high bay fixtures to ASHRAE standards



**PARKING**  
113 stalls/1 per 800 SF



**CONSTRUCTION**  
Concrete tilt-up insulated panels



**DOCK LEVELERS**  
6' x 8', 40,000 lbs static capacity, hydraulically operated



**HEATING**  
Gas fire, forced air heaters with electronic thermostat controls



**SPRINKLER SYSTEM**  
ESFR



**FLOOR LOAD**  
Ground floor 500 lbs PSF Mezzanine 100 lbs PSF



**TRUCK ACCESS**  
Counterclockwise truck circulation



**LAST UNIT AVAILABLE**  
 12,390 SF available for lease with immediate occupancy.

Unit #	101	102	103	104	105	106	107	Total Area
<b>Ground Floor SF</b>	12,435	10,647	10,647	10,647	10,647	10,647	10,192	75,862
<b>Mezzanine SF</b>	2,481	1,743	1,743	1,743	1,743	1,743	1,413	12,609
<b>Total Unit SF</b>	14,916	12,390	12,390	12,390	12,390	12,390	11,605	88,471
<b>Tenancy</b>	Leased	Available	Leased	Leased	Leased	Leased	Leased	-
<b>Timing</b>	-	Immediate	-	-	-	-	-	-
<b>Basic Lease Rate</b>	-	Contact listing agent	-	-	-	-	-	-
<b>Additional Rent</b>	-	\$6.66 PSF (est. 2025)	-	-	-	-	-	-





# EMPIRE

BUSINESS PARK



Newly built, high-quality industrial sale or lease opportunity in the heart of Campbell Heights.



# EMPIRE

BUSINESS PARK

## STRATEGIC LOCATION

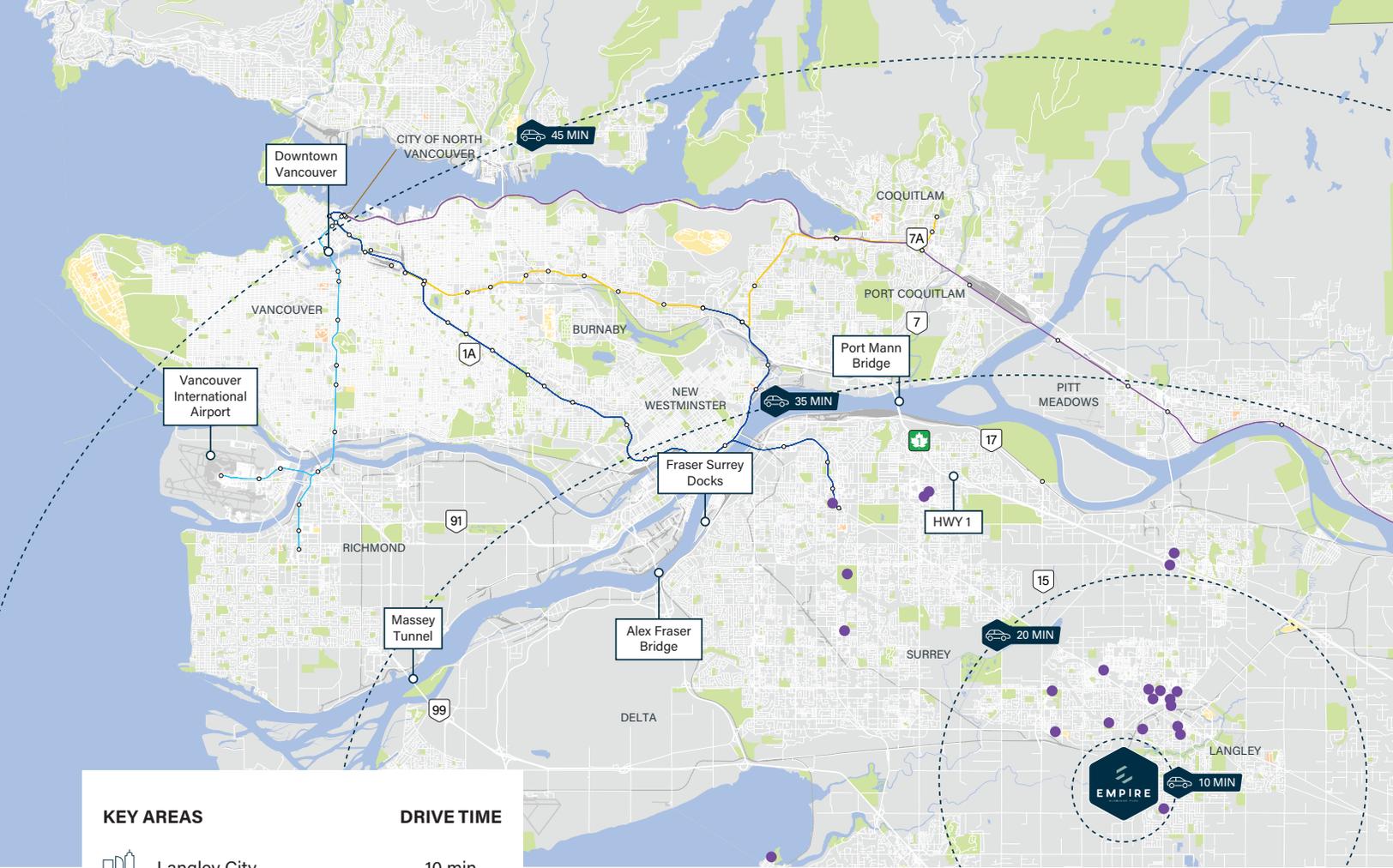
Empire Business Park is conveniently situated in the core of the sought-after Campbell Heights Business Park in Surrey, British Columbia. This central location provides immediate access to major transportation corridors throughout Metro Vancouver, as well as the US/Canada Border, located just a 10-minute drive to the south.

Campbell Heights is a highly desirable and rapidly growing 1,900-acre business park that has become home to some of Metro Vancouver's largest industrial businesses such as Amazon, Walmart, Loblaw DC, Sobeys, Sleep Country Canada, CSA Transportation, NRI Distribution, Structube, Bothwell Accurate, Save-On-Foods, DSV Logistics and Starline Windows.

Amenities in the immediate surrounding area include A&W Canada, Subway, Tim Hortons, Spend Ground Coffee Roasters, One Up Cafe, Chili Bar and Quesada Burritos & Tacos.

Empire Business Park's central location provides users with a favourable opportunity to position themselves in a premier Metro Vancouver industrial area.





**KEY AREAS**



Langley City

10 min



US/Canada Border

10 min



The Shops at Morgan Crossing

12 min



Trans-Canada Hwy

15 min



South Fraser Perimeter Road

18 min



Port Mann Bridge

22 min



Deltaport

40 min



Vancouver International Airport

45 min



Downtown Vancouver

50 min



Amenities

**DRIVE TIME**



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