

**AVISON  
YOUNG**

**For Sale**

**3570 194th Street  
Surrey, BC**



100,548 sf freestanding  
industrial building on  
4.60 acres with 49,358 sf  
available to occupy  
immediately

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## Property details

### BUILDING AREA

<b>Total area</b>	100,548 sf
<b>Area available for occupancy</b>	49,358 sf
<b>Area leased long-term</b>	50,565 sf

### SITE SIZE

4.60 acres

### PID

031-287-794

### LEGAL DESCRIPTION

Lot A Section 27 Township 7 New Westminster  
District Plan EPP105913

### ZONING

IB-1 (Business Park 1) permits a wide range of light impact industrial uses including, but not limited to warehouse, distribution, manufacturing, wholesale and retail.

### PROPERTY TAXES (2024)

\$345,307.41 (\$3.45 psf)

### REPORTS AVAILABLE UPON RECEIPT OF AN EXECUTED CONFIDENTIALITY AGREEMENT

- Environmental report
- Geotechnical report
- Site survey
- Leases
- Building plans

### ASKING PRICE

Please contact the listing team

### SALE TYPE

Opportunity for a share or asset sale

## Opportunity

Presenting an exclusive opportunity for an owner-user or investor to acquire a rarely available 100,548 sf freestanding industrial building on 4.60 acres, at the corner of 194th Street and 36th Avenue in the heart of Surrey's Campbell Heights Business Park.

The property is currently demised with up to 49,358 sf available to occupy / lease immediately, and the balance providing stable income and the ability to expand in the future.

## Location

Situated at the corner of 194th Street and 36th Avenue, the property is located in the highly desirable Campbell Heights Business Park. It boasts multiple access points and excellent connectivity to Metro Vancouver's highway network, ensuring the convenient transportation of goods throughout the Lower Mainland and the Pacific Northwest.

This exceptional location provides seamless connections to Highways 1, 10, 15, 99 and is a mere 15-minute drive to the Canada-US Border.

## Key highlights



High-exposure, corner location in Campbell Heights along 36th Avenue and 194th Street



Opportunity for an owner-user to occupy up to 49,358 sf immediately



Long-term tenant in-place, occupying 50,565 sf, which provides income and the flexibility for an end-user to expand in the future



Built in 2022, the building was constructed with high-end specifications for the end-user and provides an excellent corporate presence



High quality, office improvements built throughout














Situated in the heart of Campbell Heights Business Park and 15-minute drive to the Canada / US border





## WAREHOUSE FEATURES

-  Insulated concrete tilt-up panels designed to ASHRAE standards
-  Ample window glazing for natural light
-  26' clear ceiling height in the warehouse
-  Fifteen (15) dock loading doors
-  Eight (8) grade loading doors
-  3-phase electrical service
-  6" thick reinforced concrete slab designed for a live load of 500 lbs/sf
-  ESFR sprinklers
-  LED lighting
-  Gas fired, forced air unit heaters
-  Warehouse skylights



INTERIOR WAREHOUSE

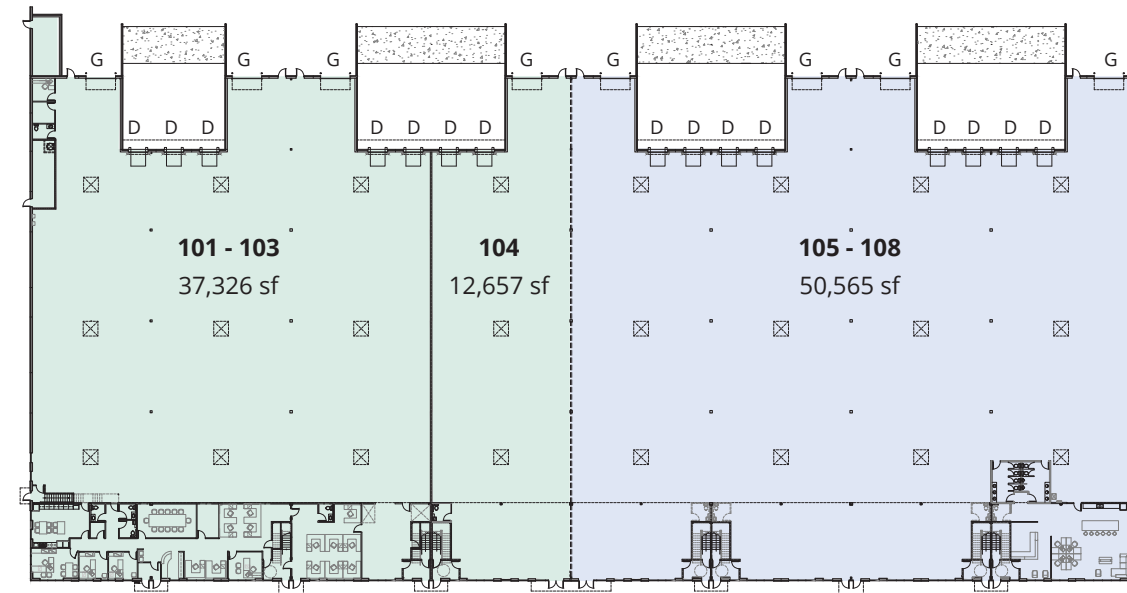


INTERIOR WAREHOUSE

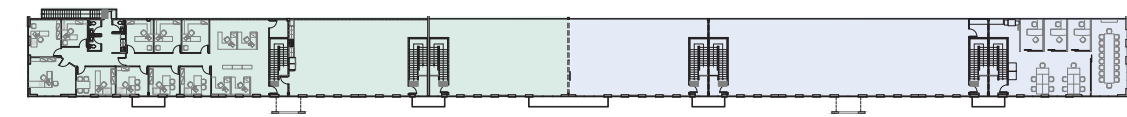


LOADING DOORS

### GROUND FLOOR



### SECOND FLOOR

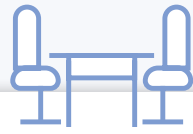


Available Leased D = dock level door G = grade level door

### Unit breakdown

Unit	101 - 103	104	105 - 108	Total
Warehouse	26,872 sf	10,833 sf	41,103 sf	<b>78,808 sf</b>
Office	8,630 sf	-	4,112 sf	<b>12,742 sf</b>
Mezzanine Storage	1,824 sf	1,824 sf	5,350 sf	<b>8,998 sf</b>
<b>Total</b>	<b>37,326 sf</b>	<b>12,657 sf</b>	<b>50,565 sf</b>	<b>100,548 sf</b>
Lease expiry	December 31, 2024		May 14, 2027	

\*Includes 625 sf electrical and mechanical rooms in Unit 101



## EXTENSIVELY IMPROVED OFFICE SPACE



Beautifully designed and extensively improved office space with generous natural light and wood accents throughout



Ground floor is improved with reception area, private offices, open plan offices, boardroom, kitchen and washrooms



Second floor is improved with private offices, open plan offices, kitchenette and washrooms



Air conditioned throughout



Carpeted and tiled throughout



Outdoor amenity area with seating



Ample employee and customer parking available



RECEPTION



BOARDROOM



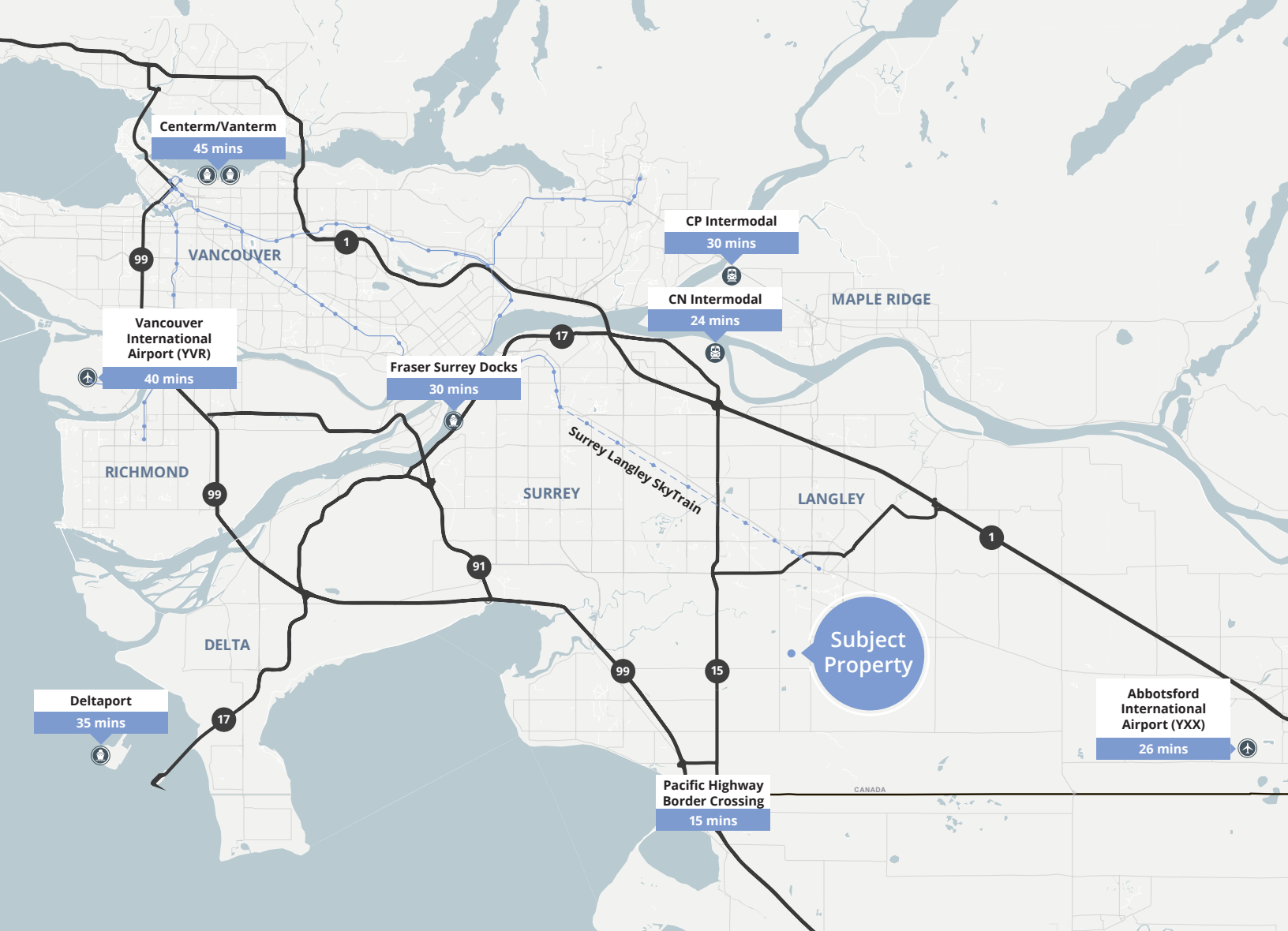
OPEN PLAN OFFICES



KITCHEN



LOUNGE



**DRIVE TIMES**

Langley City	2 minutes	US Border Truck Crossing	15 minutes	Deltaport	35 minutes
Cloverdale	5 minutes	Trans-Canada Highway	15 minutes	YVR	40 minutes
Future Surrey-Langley SkyTrain	5 minutes	Surrey City Centre	25 minutes	Downtown Vancouver	45 minutes

**Contact for more information**

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