

FOR LEASE

18,950 Sqft in a Industrial Building in Campbell Heights



#102 19322 34A Avenue

Jean Chai

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Prime Location

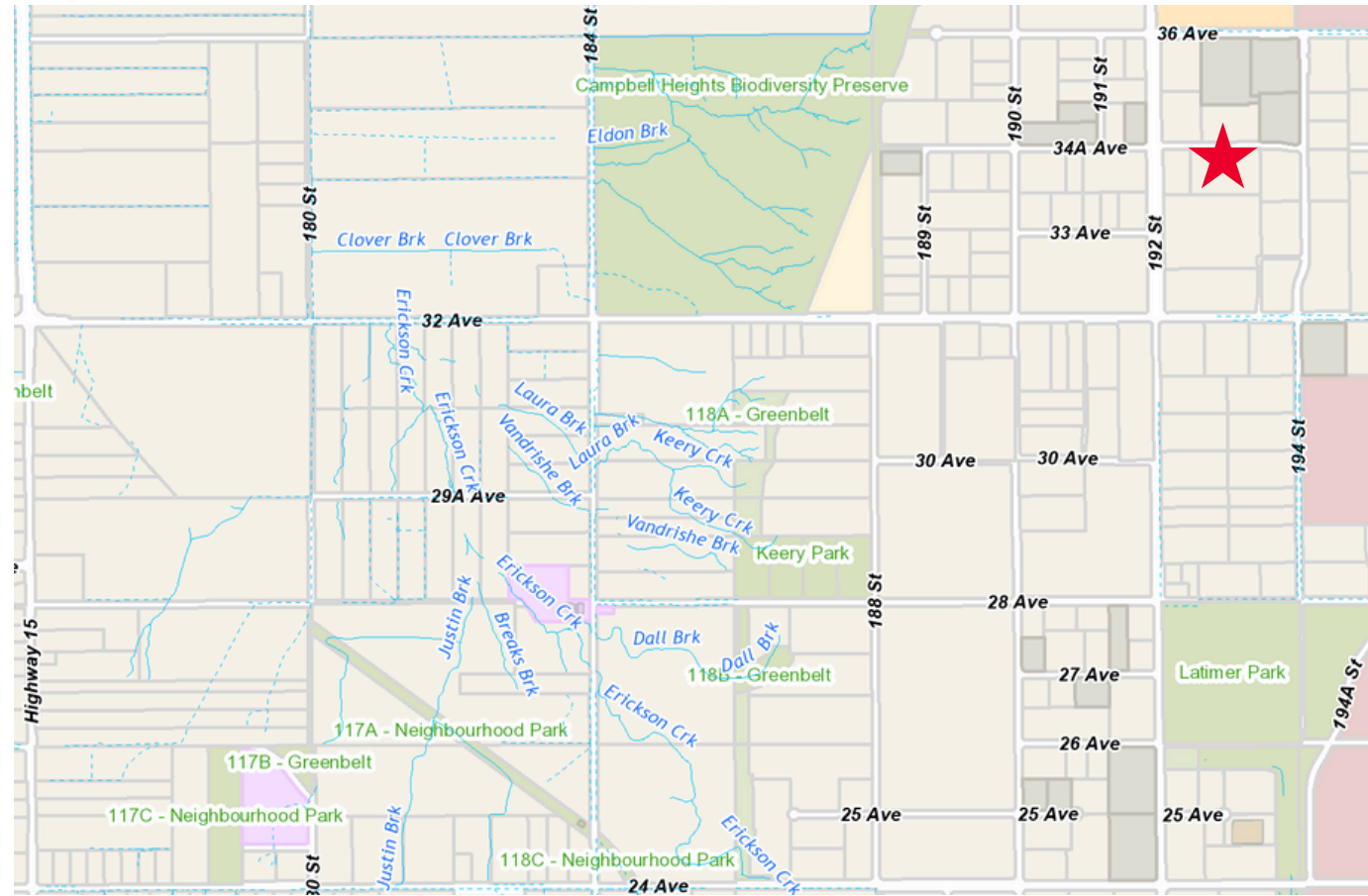
Rare find opportunity to lease 16,755 sqft plus 2,195 sqft of Mezzanine in an industrial building located in Vancouver's fast growing Campbell Heights Business Park with easy access to 176 Street (#15) Hwy to the US Border and #10 Hwy. The property offers a great corporate image with 32' ft ceiling, two 9'x10' dock loading doors and one 12'x14' grade level loading doors. IB-2 zoning allows for light impact industry, limited office space, and service uses. Don't miss this one!

PROPERTY INFORMATION

- Insulated concrete tilt-up construction
- EPDM roofing membrane
- 32' ceiling heights
- Three phase electrical service
- ESFR sprinkler system to accommodate Class I - IV products
- Two (2) 9' x 10' dock loading doors
- 35,000 lb hydraulic levellers and bumpers at each door
- One (1) 12' x 14' grade level loading doors
- Telus fibre optic cable and service

TOTAL LAND SIZE

6.38 Acres



AVAILABILITY: Anytime

Call Listing Agent for Rent

#102 19322 34A Avenue, Surrey



All the above information is deemed to be correct, but is not guaranteed. The Leasee or its Agent shall verify if important.

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