



**FOR LEASE**

## Prime Business Park Opportunity

Campbell Heights North  
Surrey, BC

19.67 acres total  
**3 Buildings**

Accelerating success.

Building 1: 19060 33rd Avenue  
136,000 SF | Fully Pre-Leased!

Building 2: 19061 32nd Avenue  
136,000 SF | Available Q2 2020

Building 3: 3261 192nd Street  
161,000 SF | Available Q3 2020

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# 192ND STREET & 32ND AVENUE // FOR LEASE



## OPPORTUNITY

Located on a flagship property at the entrance to Campbell Heights North. Three buildings have now been approved for development totaling approximately 433,000 square feet. The property is located on the main thoroughfare of the region, easily connecting to Highway 1. Campbell Heights enjoys easy access to Pacific Highway and the US border within minutes.

Custom and completely flexible design build lease options. This opportunity offers bay sizes of 10,500 SF to a full building of 161,000 SF of first class industrial warehouse/office space.

Join Starline Windows, Weir Canada, Star Produce, RAS Pulleys, Jacob Bros Construction, CB Supplies, Garaventa, Walmart, Sobeys and an extensive number of established companies that now call this thriving business park home.



## BUILDING FEATURES

- › Concrete tilt up construction with modern design and facade
- › Tier 1 distribution style features, extensive glazing providing a business park setting
- › 4 street frontages
- › 32' clear ceilings
- › Extensive dock loading doors with levelers, bumpers and dock seals
- › ESFR sprinkler system
- › LED warehouse lighting
- › Custom office improvements, to suit tenant requirements
- › Warehouse skylights
- › 55' bay widths; 172' loading distances for trucks
- › Heavy floor load capacity
- › Dolly pads in loading areas
- › 3 phase, 1600 amp/600 volt electrical service for each building

## ZONING

Campbell Heights North CD Zone: Light industrial and business park use, including ancillary offices use.

## AVAILABLE BUILDING AREA

Building 1 - Leased	136,000 SF
Building 2	136,000 SF
Building 3	161,000 SF
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Total Approx Area	433,000 SF

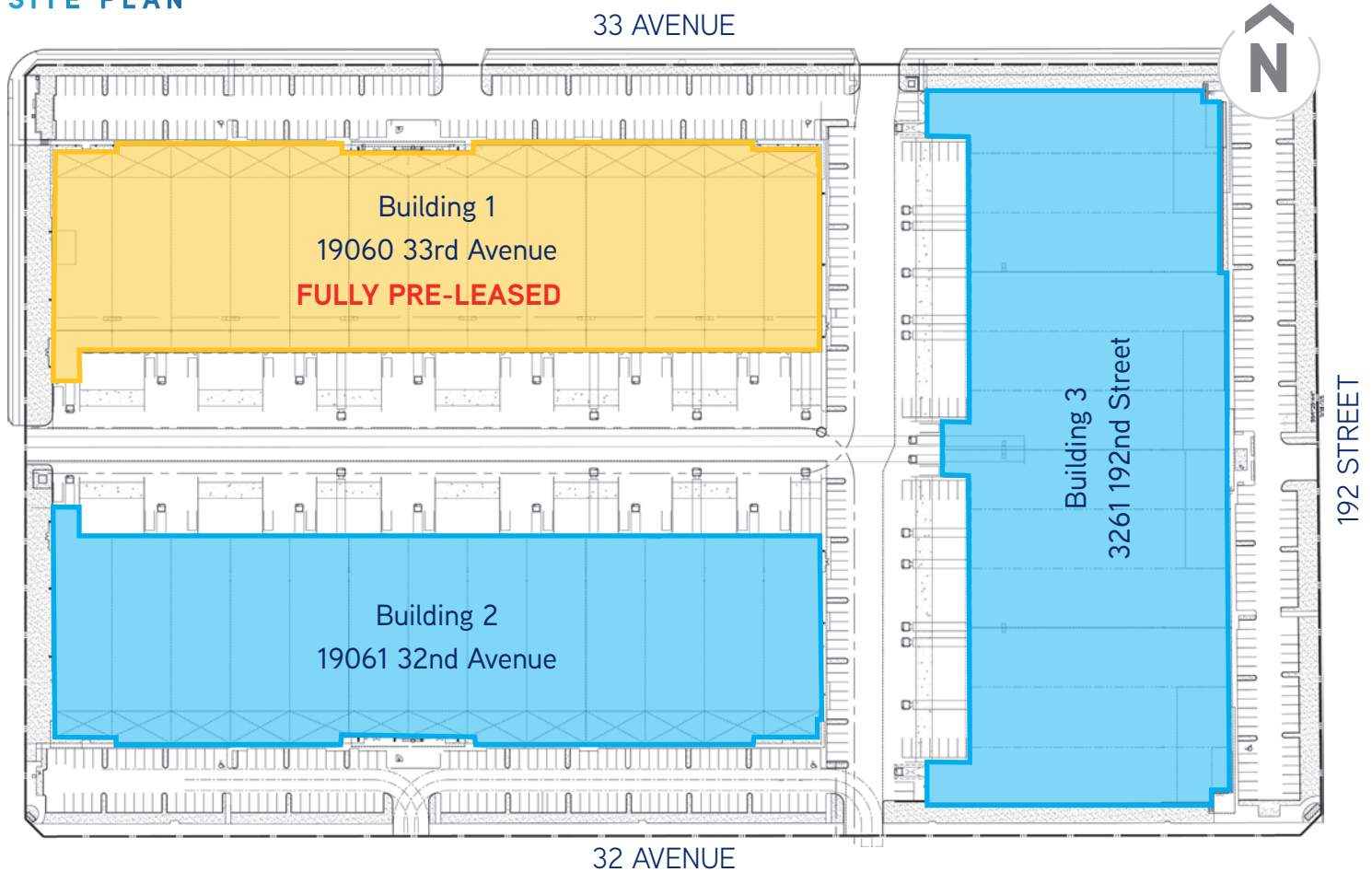
## LEASE RATE

Please contact the Listing Agents.  
Additional rent to be determined.

# 192ND STREET & 32ND AVENUE // FOR LEASE



## SITE PLAN



**19.67**  
Acres



**433,000**  
Square Feet



**Dock & Grade**  
Loading



**32' Clear**  
Ceilings



**Proximity to**  
Highways







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## Contact us

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Campbell  
Heights  
North  
BUSINESS PARK