

# FOR SALE

FIRST-CLASS WAREHOUSE IN CAMPBELL HEIGHTS  
8,735 SF UP TO 61,593 SF OF PREMIUM INDUSTRIAL SPACE



DEVELOPED BY



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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE | FIRST-CLASS WAREHOUSE IN CAMPBELL HEIGHTS BUILDING 2 - 19298 36 AVENUE SURREY, BC

## Location

Logistics City is strategically located in the heart of Campbell Heights along 36 Avenue between 192 & 194 Streets. Campbell Heights Business Park is one of Metro Vancouver's fastest growing industrial areas offering excellent proximity to the Canada/US border. The central location provides easy access to major highways including Highway 99, Highway 15, Highway 10, and Highway 1.

## Zoning

IB-2 (Business Park 2 Zone) allows for a wide range of industrial, distribution and wholesale uses. Full copy of bylaw will be provided upon request.

## Features

- ▶ Front entrance rear loading design
- ▶ Ample loading maneuverability
- ▶ Great transportation connections
- ▶ Dock and grade loading
- ▶ LED lighting fixtures to ASHRAE standards
- ▶ Quality concrete tilt-up construction
- ▶ Approximately 32' clear ceiling height
- ▶ 3-phase power
- ▶ Gas fired unit heaters
- ▶ ESFR sprinklers
- ▶ 500 lbs PSF ground floor load
- ▶ 100 lbs PSF mezzanine floor load

## Asking Price

Contact broker

## Expected Completion

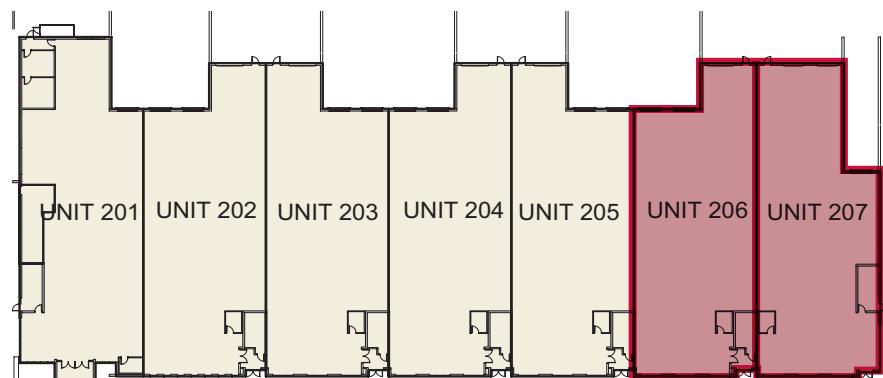
Q1 2023



## Available Area

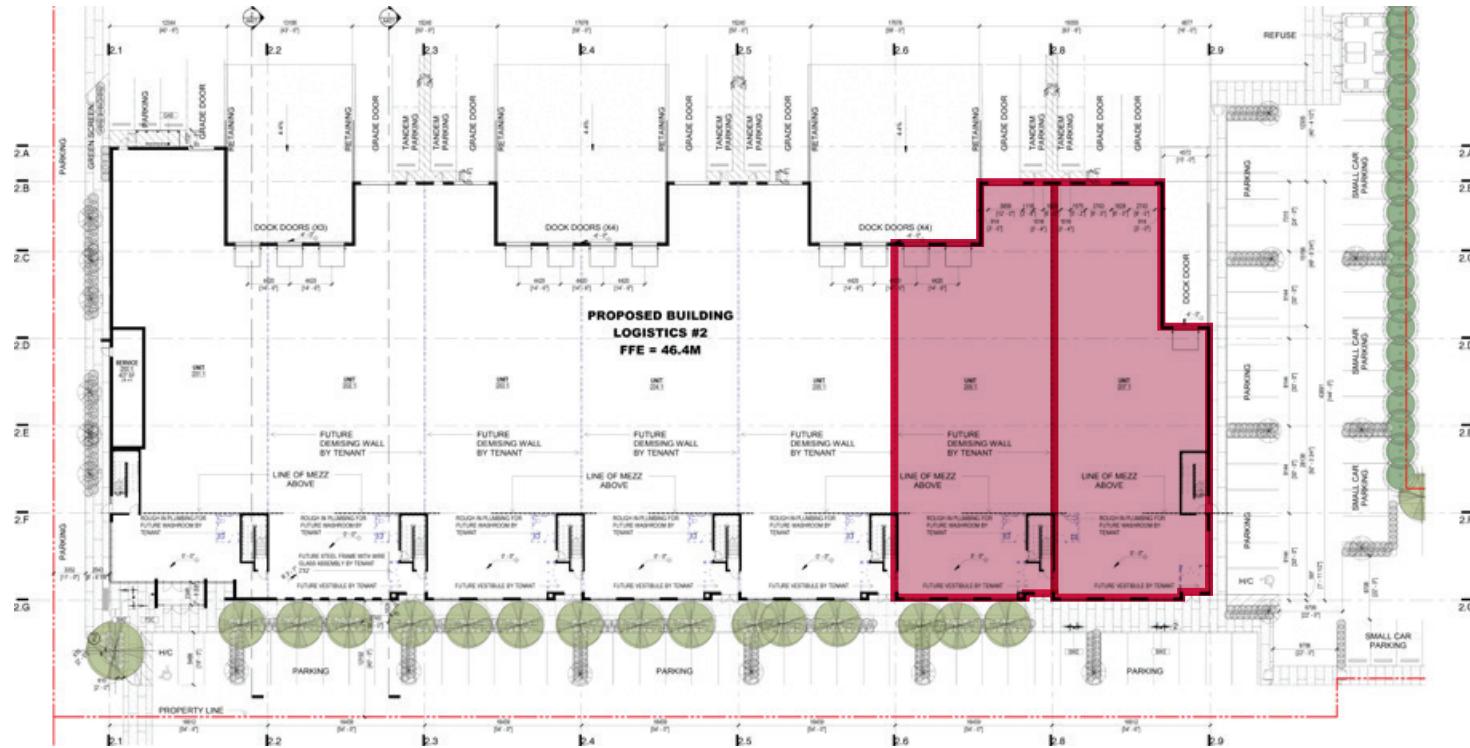
Unit	Ground Floor	Mezzanine	Total	Loading
201	7,470 SF	1,594 SF	9,064 SF	1 grade 1 dock
202	7,141 SF	1,594 SF	8,735 SF	1 grade 2 dock
203	7,141 SF	1,594 SF	8,735 SF	1 grade 2 dock
204	7,141 SF	1,594 SF	8,735 SF	1 grade 2 dock
205	7,141 SF	1,594 SF	8,735 SF	1 grade 2 dock
206	7,141 SF	1,594 SF	8,735 SF	1 grade 2 dock
207	7,029 SF	1,825 SF	8,854 SF	2 grade 1 dock
<b>Total</b>	<b>50,204 SF</b>	<b>11,389 SF</b>	<b>61,593 SF</b>	

Up to 61,593 SF (entire building) may be available.  
Unit 201 & 202 are held back by the owner and can be available.

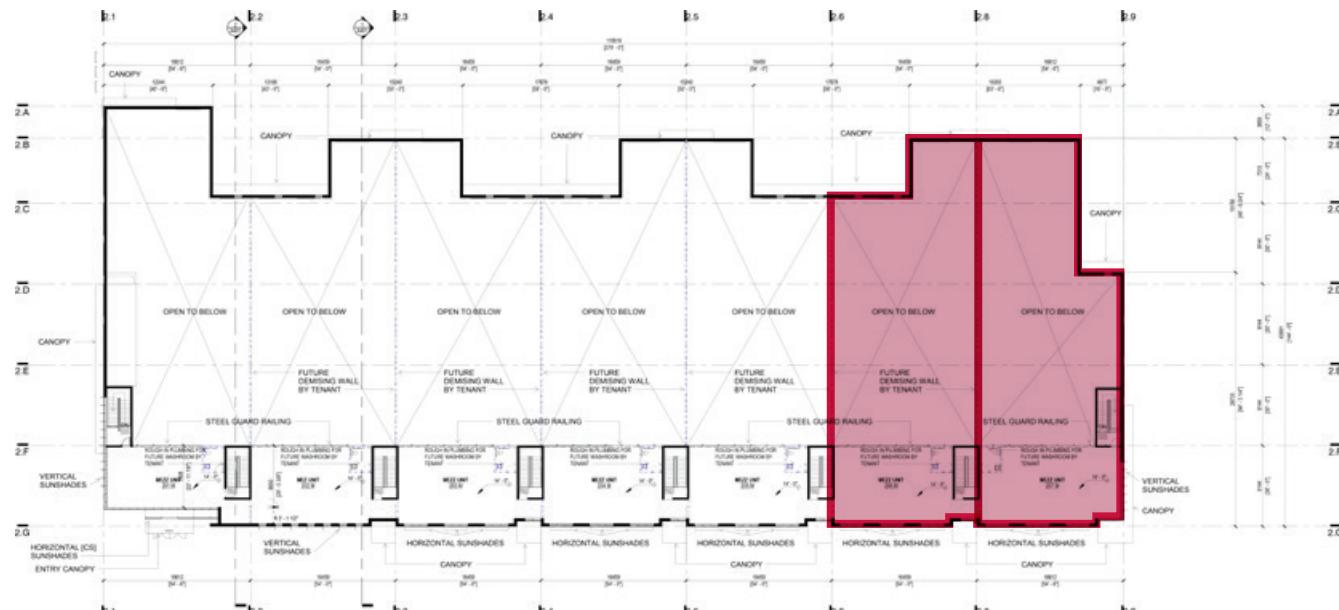


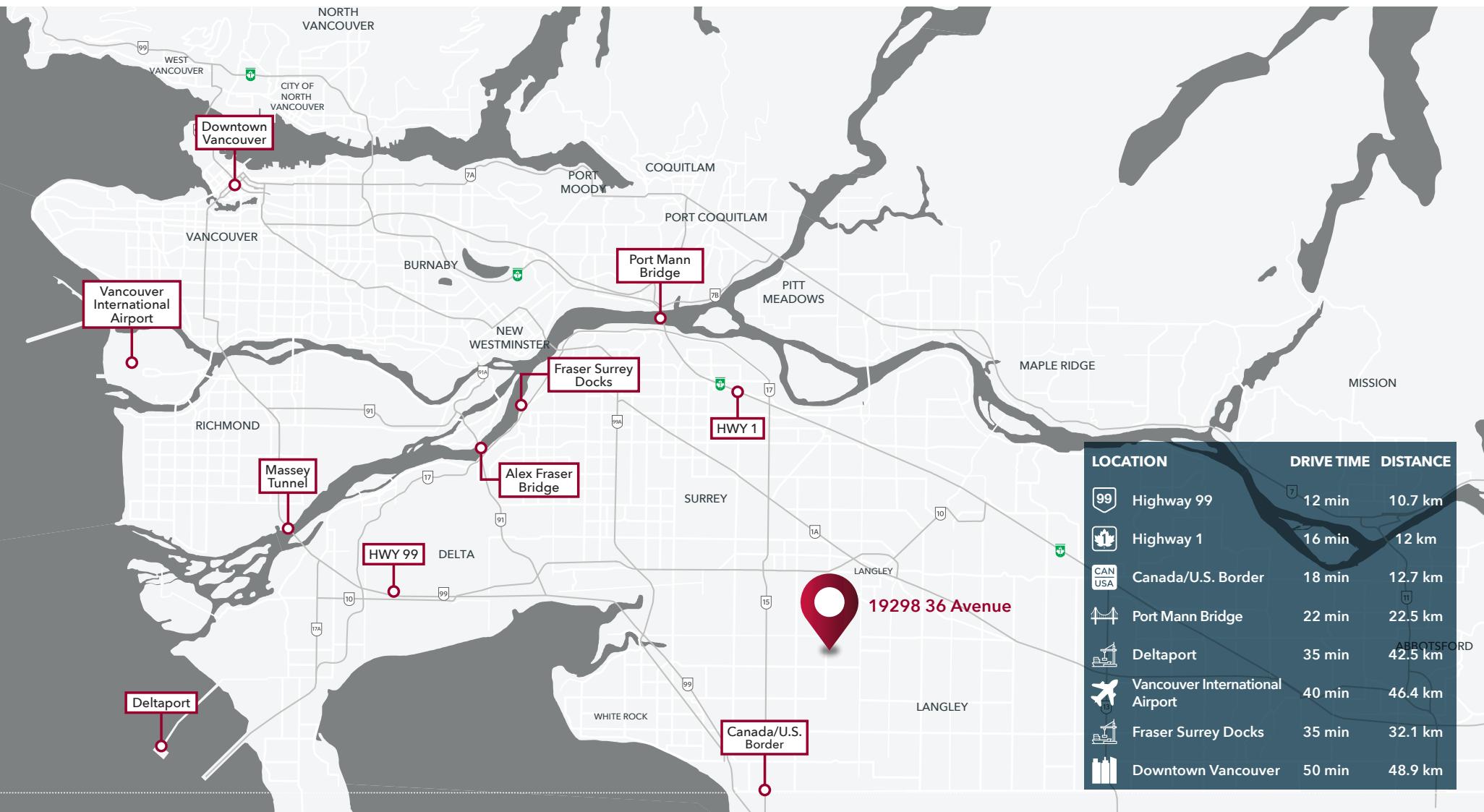
*Note: All features and unit sizes as advertised may be subject to change without notice.*

## Building 2 Level 1 Plan



## Building 2 Mezzanine Plan





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