

FOR LEASE
UNIT 101 & 102
3425 189TH STREET
SURREY, BC



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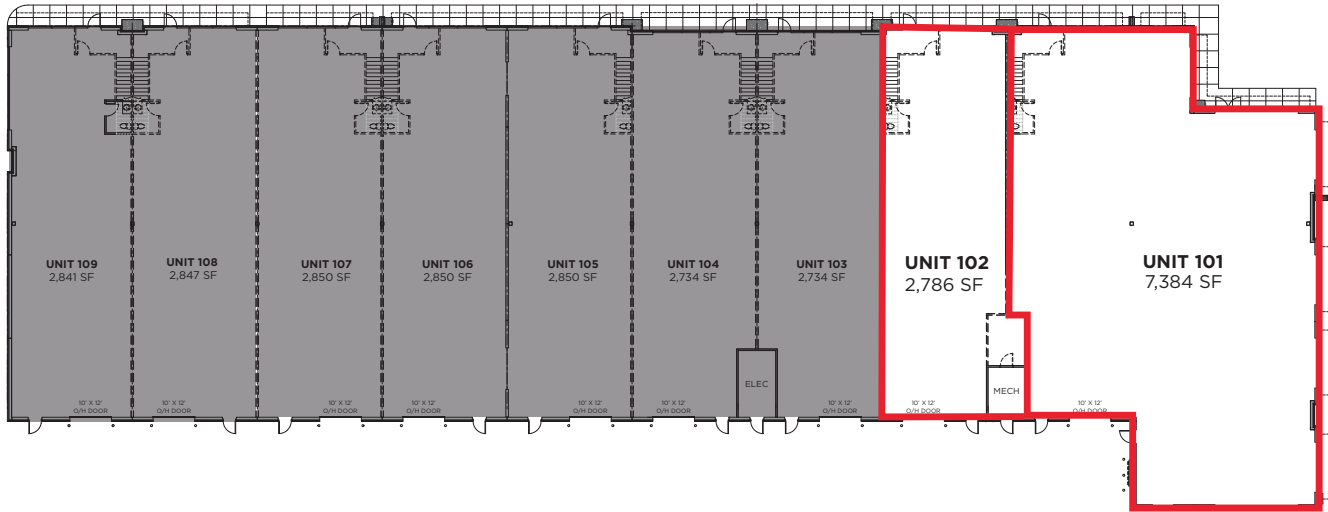
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FOR LEASE

UNIT 101 & 102

3425 189TH STREET SURREY, BC



LOCATION

Ideally located in the Campbell Heights North Business Park in South Surrey. Close to highway access routes (Hwy 15 – Pacific Border Crossing, Hwy 1 and Hwy 99) and South Surrey and Langley retail and commercial areas. There are also nearby restaurants, greenspace and access to recreation including Campbell Valley Park, Morgan Creek, Hazelmere.

FEATURES

- Bright corner unit – lots of windows
- 10' x 12' grade level loading door
- 100A / 600V, 3 phase stepped down to 120A / 208V
- Air-conditioned with 22' clear ceiling height
- LED lighting
- Ample parking
- Private entry with separate metered hydro service



ZONING

CD Comprehensive Development

AVAILABLE AREA

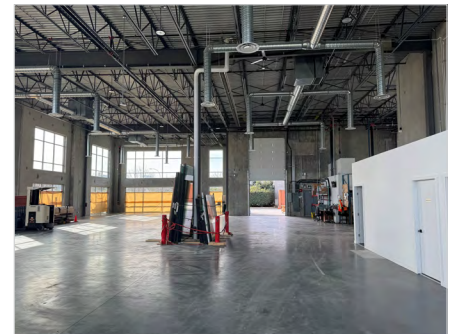
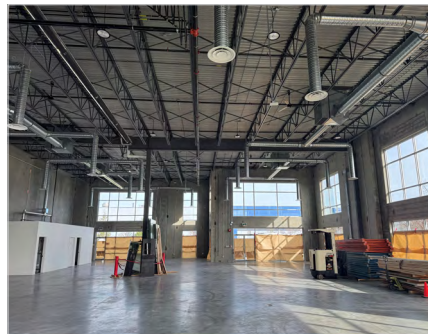
Main floor	10,170 SF
Total Available	10,170 SF

LEASE RATE

\$17.95 PSF, per annum

TAXES & OPERATING COSTS (2026)

\$6.35 PSF



AVAILABILITY

Immediate

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