

UNIT 108 & 109

3560 190TH STREET

SURREY, BC V3S 0L5

Marketed by



10,500 - 21,497 SF INDUSTRIAL SPACE FOR SUBLEASE IN CAMPBELL HEIGHTS

 **CONTACT US:**

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CUSHMAN & WAKEFIELD

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LOCATION

Located on the corner of 36th Avenue and 190th Street in the prestigious Campbell Heights North Business Park. Easy access is available to Highway 99 & Highway 15 (176th St) to the west via 32nd, 24th and 16th Avenue and Highway 10 (56th Avenue) to the North. In addition, the US Border Crossing is only minutes away to the south.

FEATURES

- Four (4) dock loading doors
- Two (2) grade loading doors
- 32'5" clear Ceiling Height
- 200 amp / 220 volts per bay
- LED Lighting throughout
- ESFR Sprinklers
- Forced air gas heaters
- HVAC

AVAILABLE AREA

Units 108 & 109

Warehouse	16,985 SF
Ground Floor Showroom / Office	1,048 SF
Second Floor Office	3,428 SF
Total	21,497 SF

BASIC SUBLEASE RATE

\$18.00 PSF, net, per annum, plus GST

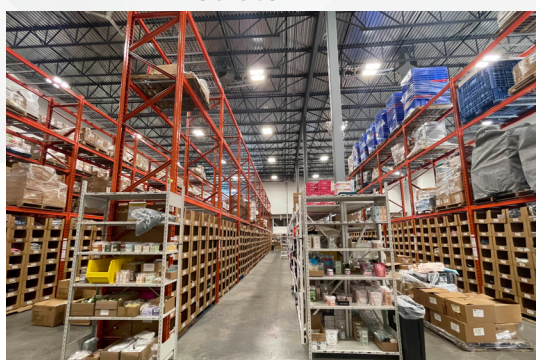
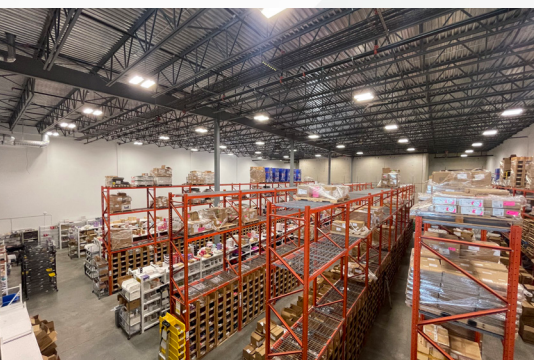
ADDITIONAL RENT (2026)

\$5.45 PSF, net, per annum, plus GST

AVAILABLE

Immediate

PROPERTY HIGHLIGHTS



SITE PLAN

