

**AVISON
YOUNG**

For Sublease

3388 190th Street
Surrey, BC



57,965 sf modern,
manufacturing facility with
high-end office finishings
on 3.83 acres in Campbell
Heights

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Property details

BUILDING AREA

Warehouse	43,245 sf
Mezzanine	401 sf
Office	14,319 sf
Total	57,965 sf*

**Measurements to be verified by Subtenant*

SITE AREA

3.83 acres

ZONING

CD - Comprehensive Development (based on IB-2) permits a wide range of light impact industrial uses including warehouse, distribution and ancillary office.

SUBLEASE RATE

Please contact listing team

ADDITIONAL RENT (2025 ESTIMATE)

\$7.40 psf*

**Includes management fee*

AVAILABILITY DATE

January 1, 2026

SUBLEASE EXPIRY

April 29, 2028

**Landlord may be open to a new, long-term headlease*

Opportunity

Avison Young is pleased to present the opportunity to sublease a 57,965 sf freestanding industrial building on 3.83 acres in Surrey's Campbell Heights Business Park. This modern, manufacturing-style facility features multiple overhead cranes, six grade-level loading doors, high-end office finishings and excess land for outside storage.

Location

Situated at the corner of 190th Street and 34A Avenue, the property is located in the highly desirable Campbell Heights Business Park. It boasts multiple access points and excellent connectivity to Metro Vancouver's highway network, ensuring the convenient transportation of goods throughout the Lower Mainland and the Pacific Northwest.

This exceptional location provides seamless connections to Highways 1, 10, 15, 99 and is a mere 10-minute drive to the Canada / US Border.

Key highlights



57,965 sf freestanding manufacturing-style facility



High-end office finishings and staff facilities throughout



Well-located corner property with excellent exposure to 190th Street and 34A Avenue



Multiple access/egress points, ideal for b-trains and large trucks



Excess land allows for some outside storage, which is rarely available in the immediate area



Situated in the heart of Campbell Heights Business Park and a 10-minute drive to the Canada / US border



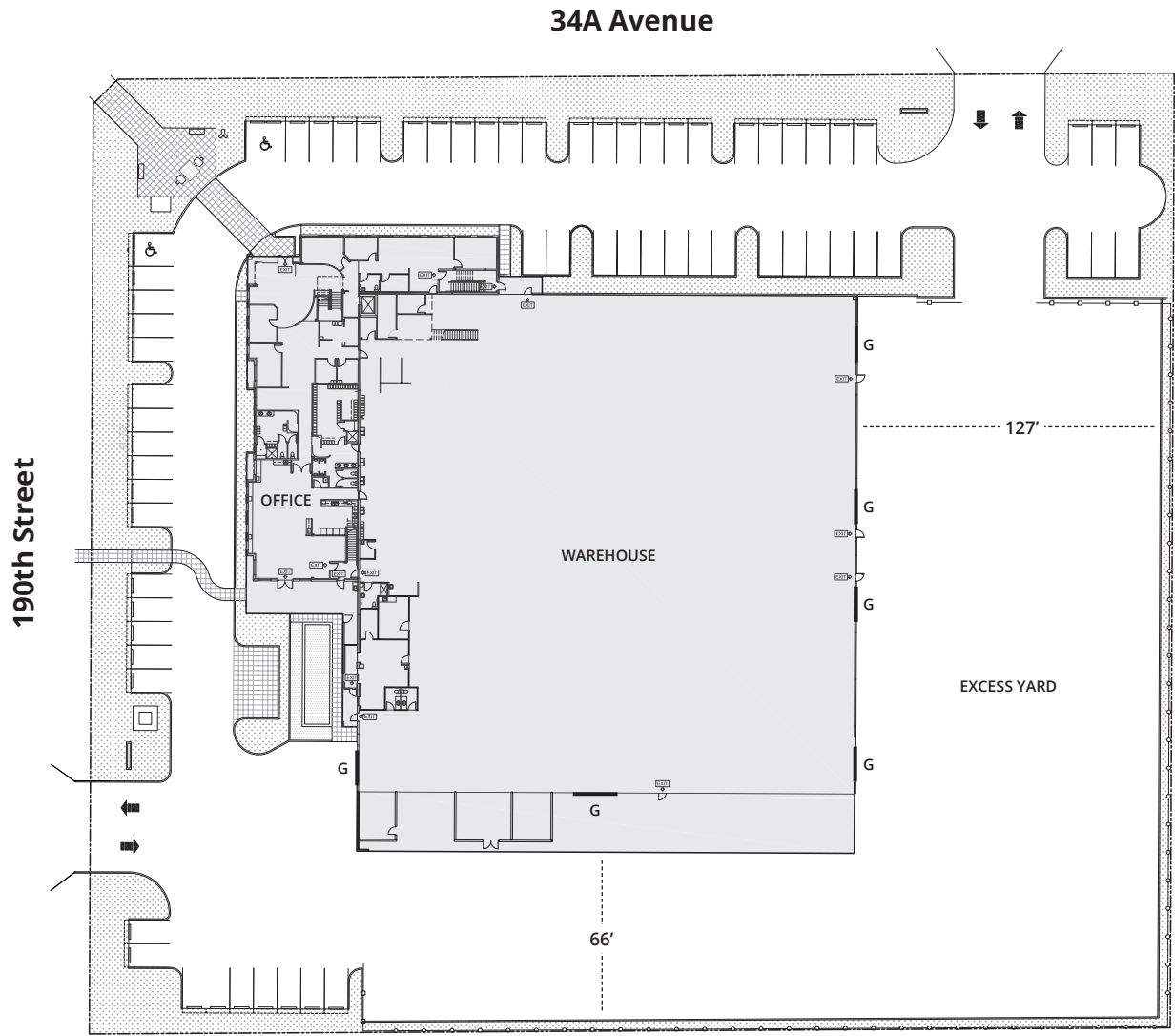


WAREHOUSE
FEATURES

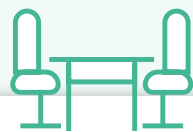
-  Structural steel frame and concrete tilt-up construction
-  28' clear ceiling height
-  Six (6) grade-level loading doors
-  1600 amps, 600 volts, 3-phase electrical service
-  Reinforced concrete floor
-  Multiple overhead cranes
-  Fully sprinklered
-  T5 lighting
-  Gas fired, radiant heating
-  Excess land for outside storage



SITE PLAN



G = Grade loading door



OFFICE
FEATURES

 Two floors of high-quality, extensively improved office space

 Ground floor is improved with a reception area, private offices, open plan offices, locker rooms, washrooms, kitchen, lunchroom and shipping/receiving office

 Second floor is improved with a conference room, private offices, open plan offices, washrooms and an outdoor patio

 HVAC throughout

 Terrazzo and finished concrete flooring

 Elevator service between the ground floor and second floor offices

 Recessed fluorescent lighting

 68 on-site parking stalls



SECOND FLOOR
PLAN





DRIVE TIMES

Highway 15	4 minutes	Canada / US Border	10 minutes	Highway 91	16 minutes
Highway 10	7 minutes	Fraser Highway	12 minutes	Highway 17	18 minutes
Highway 99	10 minutes	Highway 1	16 minutes	Port Mann Bridge	20 minutes

Contact for more information

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**AVISON
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MANAGED
COMPANIES**
Platinum member