



**FOR LEASE**

Small-bay units from 3,700 sf up to 30,689 sf in Onni Group's newest industrial development





## CAMPBELL HEIGHTS WEST

The Onni Group’s latest development is situated on the western border of Campbell Heights, an established, growing industrial node home to numerous notable tenants. The opportunistic location near the Canada / USA border allows for excellent access onto HWY 99 as well as the diverse labour pool of the municipalities of Surrey, Langley and White Rock. Capitalizing on the picturesque views of surrounding mountains, parks, golf courses and Latimer Lake, Campbell Heights West provides high quality business park space within the context of a highly livable region.

### Property Details

**Address**  
Building 100: 18860 24<sup>th</sup> Avenue, Surrey  
Building 200: 18822 24<sup>th</sup> Avenue, Surrey

**Asking Lease Rate**  
Building 100: From \$10.25 psf

**Operating Costs & Taxes**  
\$2.27 psf plus Management fees

**Construction**

- Tier 1 Distribution Facilities
- Brand-new concrete tilt-up construction
- Extensive glazing and landscaping

**Office Space**  
Custom-designed office layout

**Loading**

- Dock and grade loading
- Concrete dolly pad within loading court
- Loading door canopies
- 150’ loading courtyard

**Floor Load Capacity**  
700 lbs psf

**Electrical Service**  
100amps at 347/600V



### Opportunity

To lease in a brand new industrial park in South Surrey. Campbell Heights West Business Park exemplifies a high quality, west coast development catering to light impact industrial users, with an abundance of nearby retail and natural amenities. The business park will be rich in landscaping in a truly west coast business park environment as the property is adjacent to the ALR providing significant set-backs and green space.

The site features multiple access points and is well connected to Metro Vancouver’s highway network, facilitating convenient transportation of goods and people throughout the Lower Mainland and the Pacific Northwest.

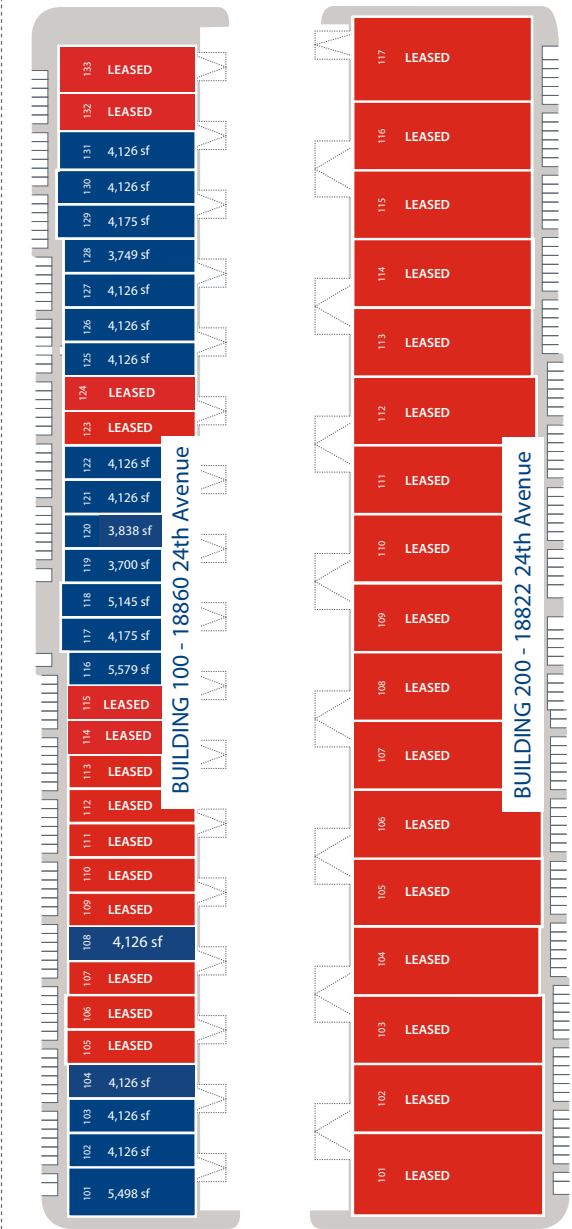
### Design

The property’s topography allows for a multitude of configurations ranging between 3,700 and 345,000 sf. Through a collaborative design process, the Onni Group’s accomplished team is able to build-to-suit to individual needs while incorporating the latest green building standards.

### Zoning

IB-2  
The IB zoning accommodates high technology industry, light impact industrial uses, research and development, distribution warehouses, and limited service uses. Contact listing agents for a copy of zoning bylaws.

FUTURE 189<sup>TH</sup> STREET



24<sup>TH</sup> AVENUE

### Features

- Flexible unit sizes from 3,700 sf up to 30,689 sf
- Energy efficient insulated concrete tilt up construction
- Dock & grade loading per bay with concrete apron
- 32’ clear ceiling heights
- ESFR sprinkler system
- 100 Amps at 347/600V electrical service
- 700 lbs psf floor load capacity
- T5HO lighting on motion sensor

### Available Space

	Area	Availability
Building 100	3,700 - 30,689 sf	March 2019
Building 200	FULLY LEASED	





LOCATION	DRIVE TIME (Min)	DISTANCE (Km)
US Truck Border Crossing	6	9
BC Ferries (Tsawwassen)	40	38
Vancouver Airport	40	39
Langley	10	20
Port Kells	20	22
Richmond	30	37
Downtown Vancouver	50	47
Coquitlam	30	36
New Westminster	35	33
Burnaby	39	39
Abbotsford	35	44



**Please contact the Leasing Team:**

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