JLL SEE A BRIGHTER WAY

For sublease

110-111 3560 190th Street, Surrey, BC

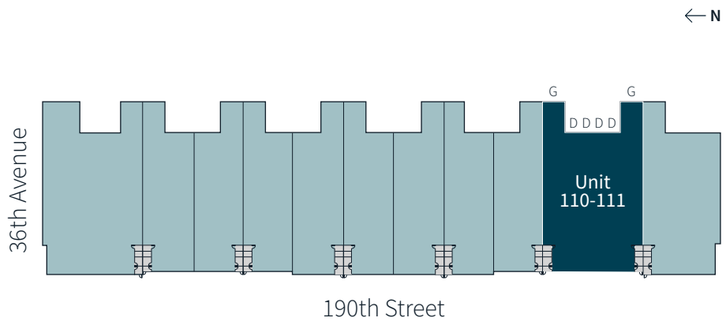
21,134 SF of premium industrial warehouse and office space in Campbell Heights



110-111 3560 190th Street / Surrey

Opportunity

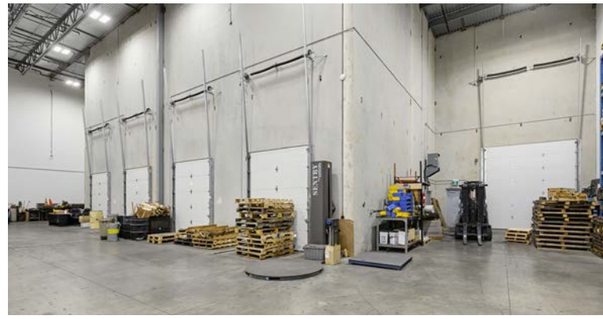
JLL presents the exceptional opportunity to sublease a modern warehouse unit in the desirable Campbell Heights industrial area. The unit features 32’ clear warehouse ceiling height, 2 grade and 4 dock loading doors.





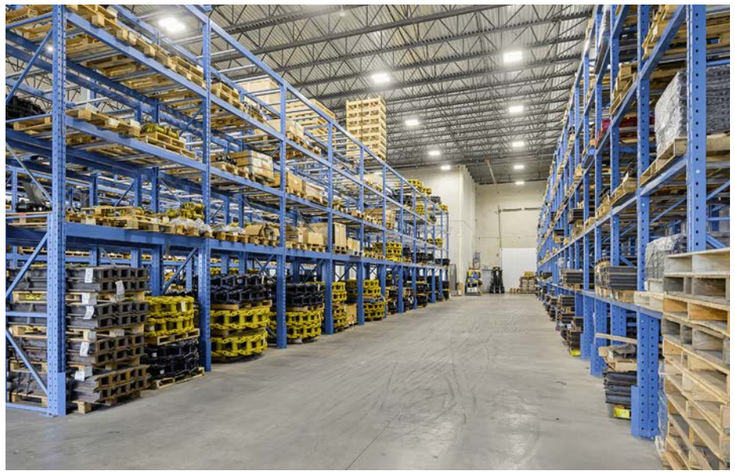






Highlights

- ✓ ESFR sprinklers
- ✓ LED lighting
- ✓ Forced air gas heaters in warehouse
- ✓ HVAC in office
- ✓ 200 amp / 220 volts per bay
- ✓ 2018 construction



Lease Rate:
Contact Listing Agents

Additional Rent:
$5.23 PSF (2027 est.)

Available Area:
Ground Floor: 18,006 SF
Second Floor: 3,128 SF
Total: 21,134 SF

Availability:
Immediately
Sublease Expiry: December 31, 2029

Loading:
4 dock doors, 2 grade doors

Ceiling Heights:
32’ clear



Location

3560 190th Street is situated at the corner of 190th Street and 36th Avenue in the Campbell Heights North Business Park in South Surrey. The property provides direct access to key regional arterial routes, including Highway 15 (176th Street), Highway 10, and Highway 99, which connect to the Trans-Canada Highway (Highway 1) and the Canada/U.S. border.

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