

FLEXIBLE LEASE TERMS AVAILABLE

*An exceptional opportunity to
sublease a tier-1 industrial
project in Campbell
Heights, Surrey*

58,352 SF AVAILABLE

FOR SUBLEASE
19550 36 Ave, Surrey, BC



LOCATION



Pacific Corporate Centre is conveniently located in the sought-after Campbell Heights Business Park in Surrey, British Columbia. This central location provides immediate access to all arterial transportation corridors to Metro Vancouver, as well as the US border, which is a 15 minute drive to the south. The area has numerous commercial amenities, which have helped solidify Campbell Heights as a prime location for corporate head offices.

LANGLEY CITY ●
8 min

CLOVERDALE ●
10 min

US BORDER TRUCK CROSSING ●
15 min

TRANS - CANADA HIGHWAY ●
15 min

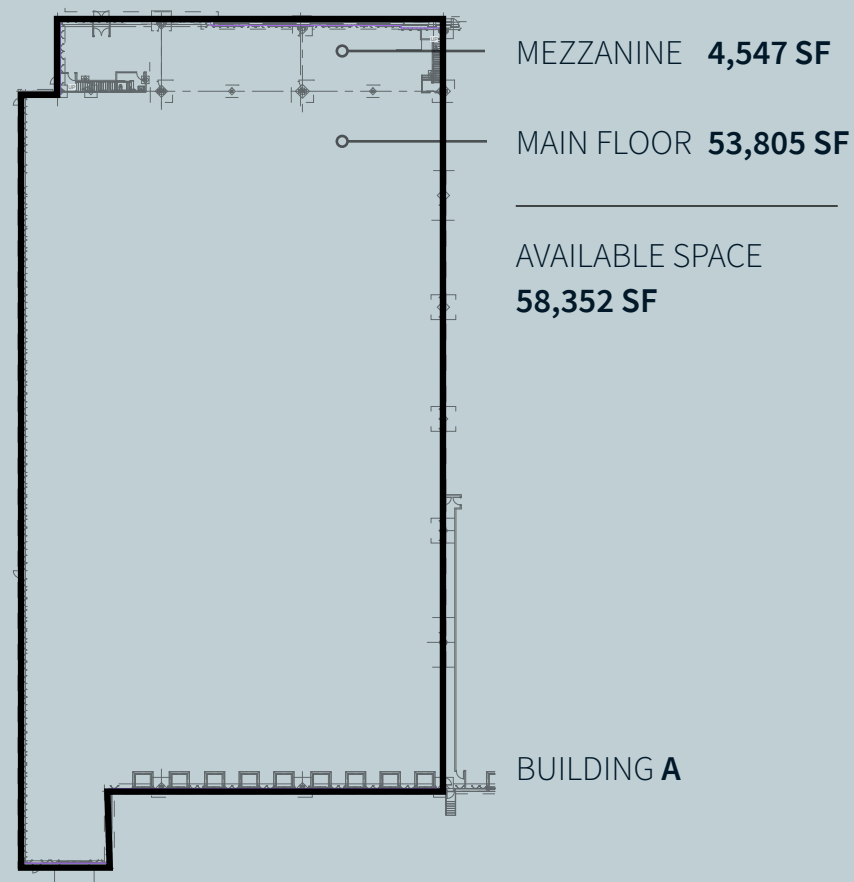
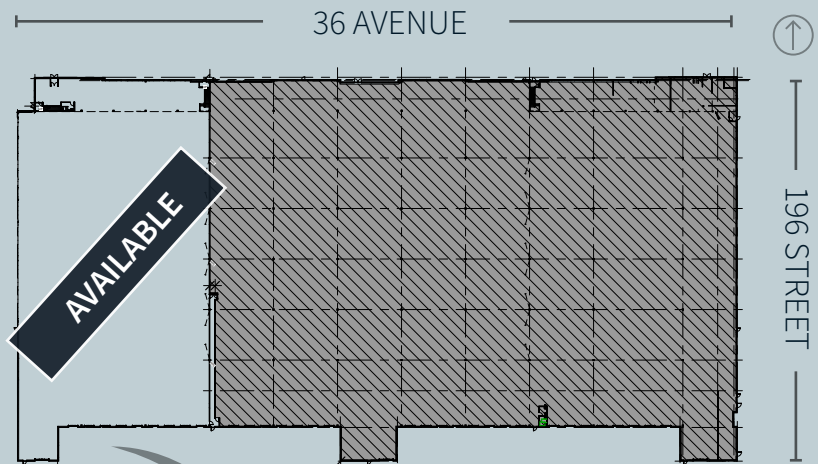
SURREY CITY ●
25 min

DELTA PORT ●
35 min

DOWNTOWN VANCOUVER ●
45 min



Drive **TIMES**



LEASE RATES
\$23.95 psf (net)



CONSTRUCTION
Insulated concrete tilt-up panels designed to the latest ASHRAE standards



COLUMN GRID
57' x 45'
60' staging bays



FLOOR LOAD
8" slab loaded to 750 lbs/sf



ZONING
IB-1
(Business Park 1 Zone)



INTERIOR WALLS
To be painted white for greater illumination



SUBLEASE TERM
Up to 10 years
Commencing October 1st 2023



OPERATION COSTS/TAXES
\$4.02 psf (2023 Estimate)



CEILING HEIGHT
36' clear



SUSTAINABILITY
Developed to LEED standards



LOADING
9 dock doors
1 grade door



SPRINKLERS
ESFR fire protection system



DESIGN FEATURES
Ample windows, Ample windows and LED lighting



BASE BUILDING DELIVERY/FIXTURING
June 2023

STG



CONTACT US



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