

FOR LEASE

- Modern front office, rear load design
- Unit sizes from 11,552 SF to 61,749 SF
- Mix of dock level and grade level loading
- Occupancy July 2021

Commerce Valley



**COMMERCE VALLEY | 19288 36TH AVENUE,
SURREY, BC**

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OPPORTUNITY

Commerce Valley North, Building 1 is an innovative new project in the Fraser Valley offering units for lease from 11,552 square feet to 61,749 square feet.

Commerce Valley North, Building 1 is conveniently located in Campbell Heights - one of the fastest growing industrial communities in the region.

Commerce Valley North, Building 1 offers you the opportunity to locate your business in a uniquely modern and efficient property situated at the entrance to Campbell Heights.



BUILDING FEATURES

CONSTRUCTION

Insulated concrete tilt-up panels

LOADING

2 dock and 1 grade door per unit

CEILING

32' clear

LIGHTING

High efficiency LED lighting fixtures

SPRINKLER

Fully sprinklered

POWER

3 phase, 200 amps/600 volts per unit

MEZZANINE

Each unit includes a concrete mezzanine complete with guardrail - mezzanine floor loads are 100 lbs per SF

OFFICE

To suit

ZONING

IB-2 allowing for light industry, warehousing, and most office uses

COMPLETION DATE

July 2021

ASKING LEASE RATE

\$12.25 per square foot, per annum (net)

SITE PLAN

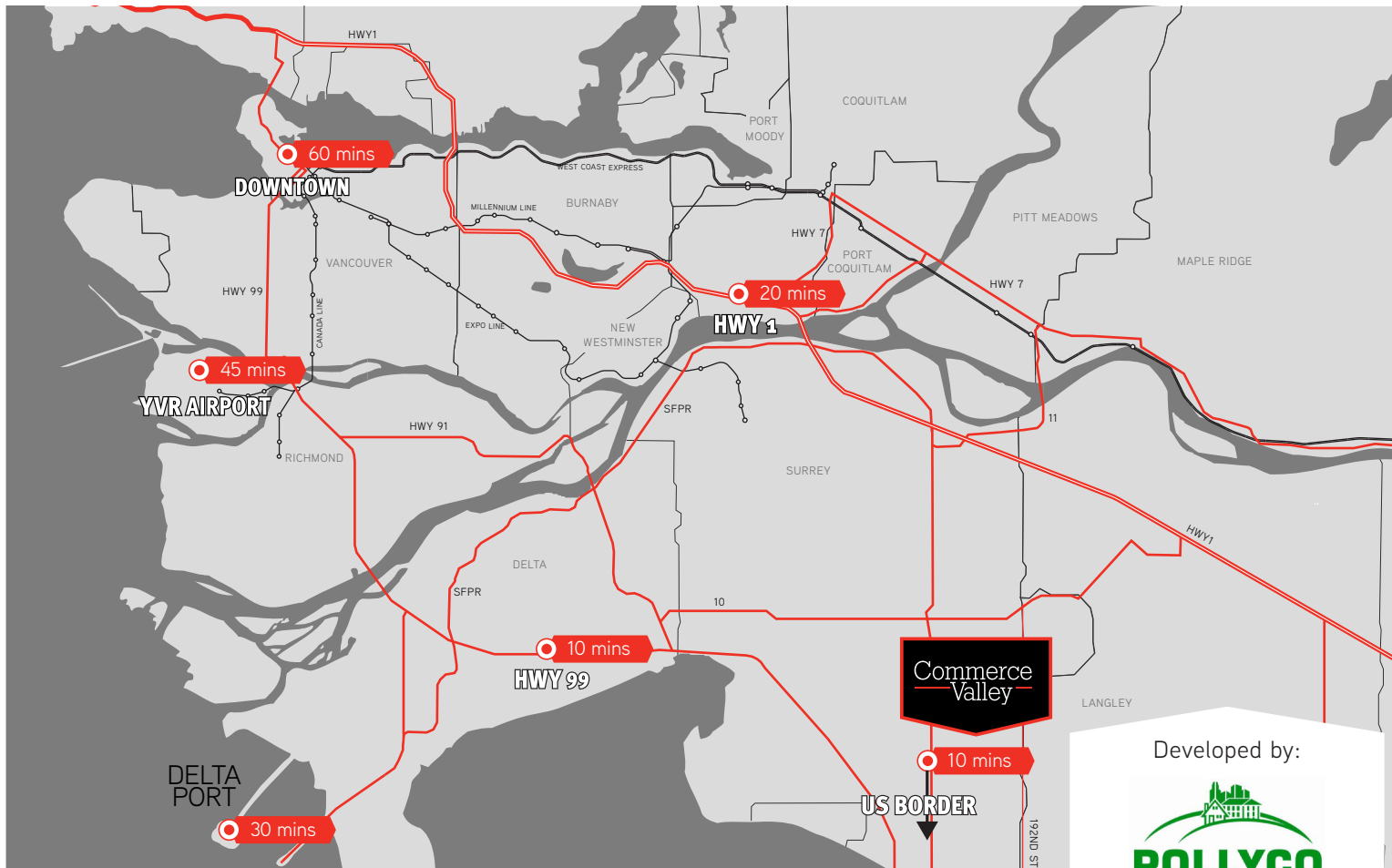


BUILDING 1

UNIT	MEZZANINE	GROUND FLOOR	TOTAL AREA
101	2,410 SF	13,129 SF	15,539 SF
102	1,756 SF	9,796 SF	11,552 SF
103	1,756 SF	9,797 SF	11,553 SF
104	1,756 SF	9,797 SF	11,553 SF
105	1,756 SF	9,797 SF	11,553 SF
Total	9,434 SF	52,315 SF	61,749 SF

Unit sizes are subject to change.





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