

# 104-2567 | 192<sup>ND</sup> STREET SURREY, BC

CONTACT LISTING  
AGENT FOR TENANT  
LEASING INCENTIVES



partnership.  
performance.

## FOR LEASE LATIMER LAKE BUSINESS CENTRE

- Exposure to 192<sup>nd</sup> Street
- 2 dock loading doors
- Extensive natural lighting
- Generous truck maneuvering room (over 150' between buildings)
- 3 phase electrical power
- Ample onsite parking

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The subject property presents an opportunity to lease 8,823 sf of newly constructed warehouse space located in Campbell Heights, Metro Vancouver's fastest growing industrial park. Latimer Lake Business Centre offers exposure onto 192<sup>nd</sup> Street which is the main north/south throughfare in the Campbell Heights area.



## LOCATION

The subject property is situated on the southwest corner of 192nd Street and 26th Avenue in the Campbell Heights Industrial area. The Latimer Lake Business Centre is located in southeast Surrey offering excellent accessibility to Highway 10, Highway 15, Highway 99 and the US border.

## ZONING

I-B1 (Business Park) Allowing a variety of light manufacturing, warehousing and distribution service uses.

## AVAILABLE UNITS

Unit 104	8,823 sf
Unit 105	Leased
Unit 106	Sold

## AVAILABILITY

Immediately

## LEASE RATE

\$6.95 per square foot per annum

## OPERATING EXPENSES (2010 ESTIMATE)

\$3.73 per square foot

## BUILDING FEATURES

- Generous truck maneuvering room
- Concrete tilt-up construction
- 26' clear ceiling height
- Great exposure to 192<sup>nd</sup> Street
- Office built to requirements
- 200A, 600V, 3 phase electrical
- Two 8'8" x 10' dock loading doors
- Ample onsite parking
- Extensive natural lighting
- Attractive landscaping
- 3 points of access to development



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