



# For Lease

#107 - 3425 189 St  
Surrey, BC

1,200 SF of functional shell space in the rapidly growing  
Campbell Heights area



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## Location - Campbell Heights

This second-floor shell space is located in the rapidly growing business and industrial area of Campbell Heights in South Surrey. Minutes from the US border with easy access to Highway 15, Highway 99, and Highway 10, the location is central to major businesses. Complementary services and businesses all located in close proximity.

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PID	030-106-672
UNIT TYPE	Commercial - Shell
SIZE	1,200 SF
ZONING	CD
LEASE RATE	\$10.00 PSF per annum
ADDITIONAL RENT	Contact Listing Agent
PARKING	Ample Shared Spaces



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## DETAILS

This open unit is extremely functional with 1,200 SF of space to use as a blank canvas. Take advantage of the large window bringing in lots of light and being located in one of the fastest-growing commercial and business hubs in BC.

The building is well-managed and this unit is ready for immediate occupancy. Don't miss out on one of the most affordable spaces in Surrey!



Plenty of natural light



Close proximity to major highways  
and the Canada-US border



Ready for immediate occupancy



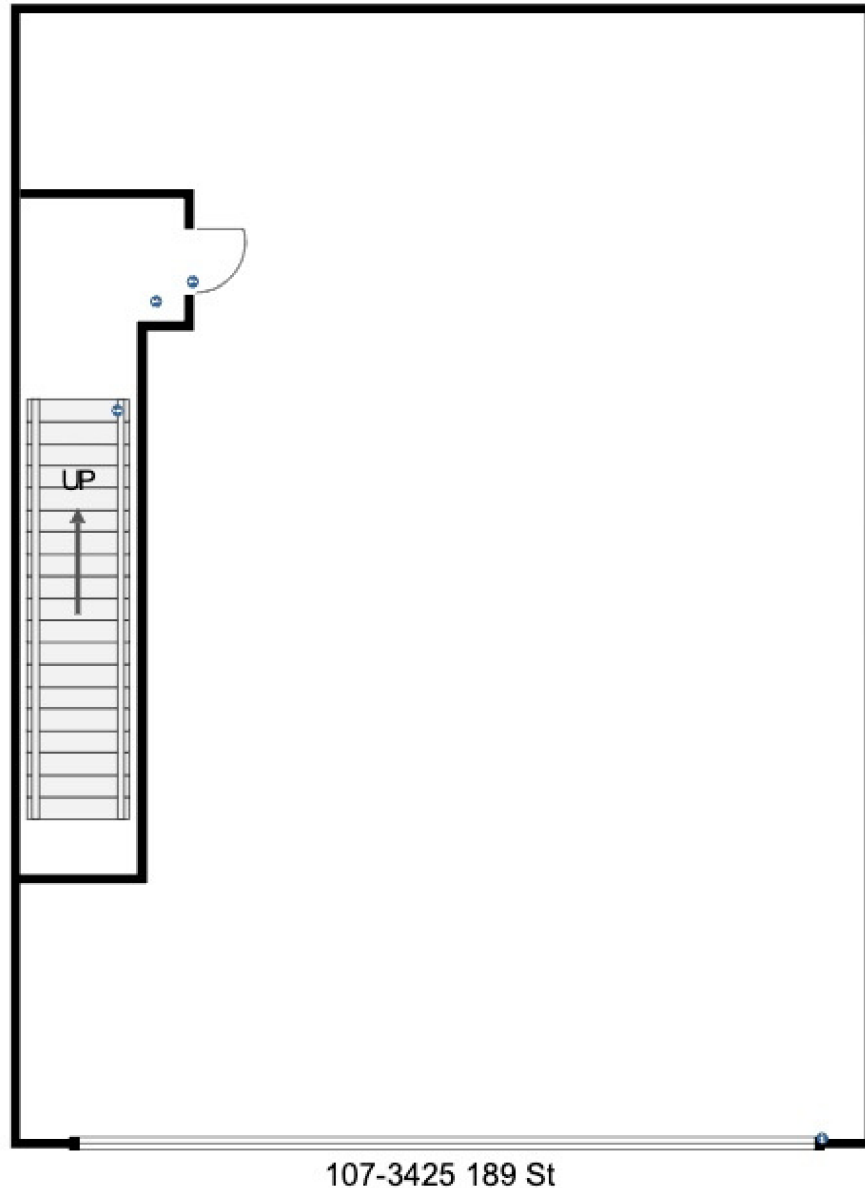
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## Floor Plan



\*FLOOR PLAN NOT TO SCALE.

ALL INFORMATION PROVIDED IS THE RESPONSIBILITY OF THE TENANT TO VERIFY  
IF DEEMED IMPORTANT.

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