

INDUSTRIAL FOR LEASE

2325 190 STREET
SURREY, BC



COASTAL HEIGHTS

DISTRIBUTION CENTRE

MARKETED BY



DEVELOPED BY



TAKING DISTRIBUTION TO NEW HEIGHTS



COASTAL HEIGHTS

DISTRIBUTION CENTRE

427,969 SF FOR LEASE

AVAILABLE Q1 2023



A BEST-IN-CLASS OFFERING

On behalf of Pure Industrial and Cedar Coast, Avison Young is excited to introduce the lease offering of Coastal Heights Distribution Centre, a premium 427,969 sf light industrial distribution facility located at 2325 190 Street, Surrey, BC.

Q1

TAKING DISTRIBUTION
TO NEW HEIGHTS

UNMATCHED FEATURES

CONSTRUCTION

Insulated concrete tilt-up panels designed to the latest ASHRAE (energy code) standards

CEILING HEIGHT

36' clear

LOADING

Dock doors: Forty-nine (49), 8' x 10'

Grade doors: Two (2) drive-in doors with ramps, 12' wide x 14' high, with electric operated straight vertical lift

Dock ramp grade: 1.0% (dock doors) and 6.0% (grade doors)

Levelers: 40,000 LB hydraulic levelers dock seals with bumpers

LOADING COURTYARD

132.5' loading courtyard
Fully screened

COLUMN GRID

Typical 57' by 38'-9" column grid 50' deep staging bay

ELECTRICAL SERVICE

1,600 Amp three-phase service per building

SPRINKLER SYSTEM

ESFR fire protection system

WAREHOUSE HEATING SYSTEM

Gas fired, forced air unit heaters

WAREHOUSE LIGHTING

LED high bay lighting

SLAB THICKNESS/ FLOOR LOAD CAPACITY

8" slab loaded to 800 lbs/sf

PARKING

455 stalls

ZONING

IB-1



AVAILABLE
Q1 2023

GROSS LEASABLE AREA: 427,969 SF

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189TH STREET

DRIVE WAY

SCREENED AND SECURED LOADING COURTYARD

DRIVE WAY

FOOTPRINT: 425,869 SF
MEZZANINE: 2,100 SF
GROSS LEASABLE AREA: 427,969 SF

FUTURE OFFICES

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

OFFICES

190TH STREET





COASTAL HEIGHTS

DISTRIBUTION CENTRE



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TO NEW HEIGHTS

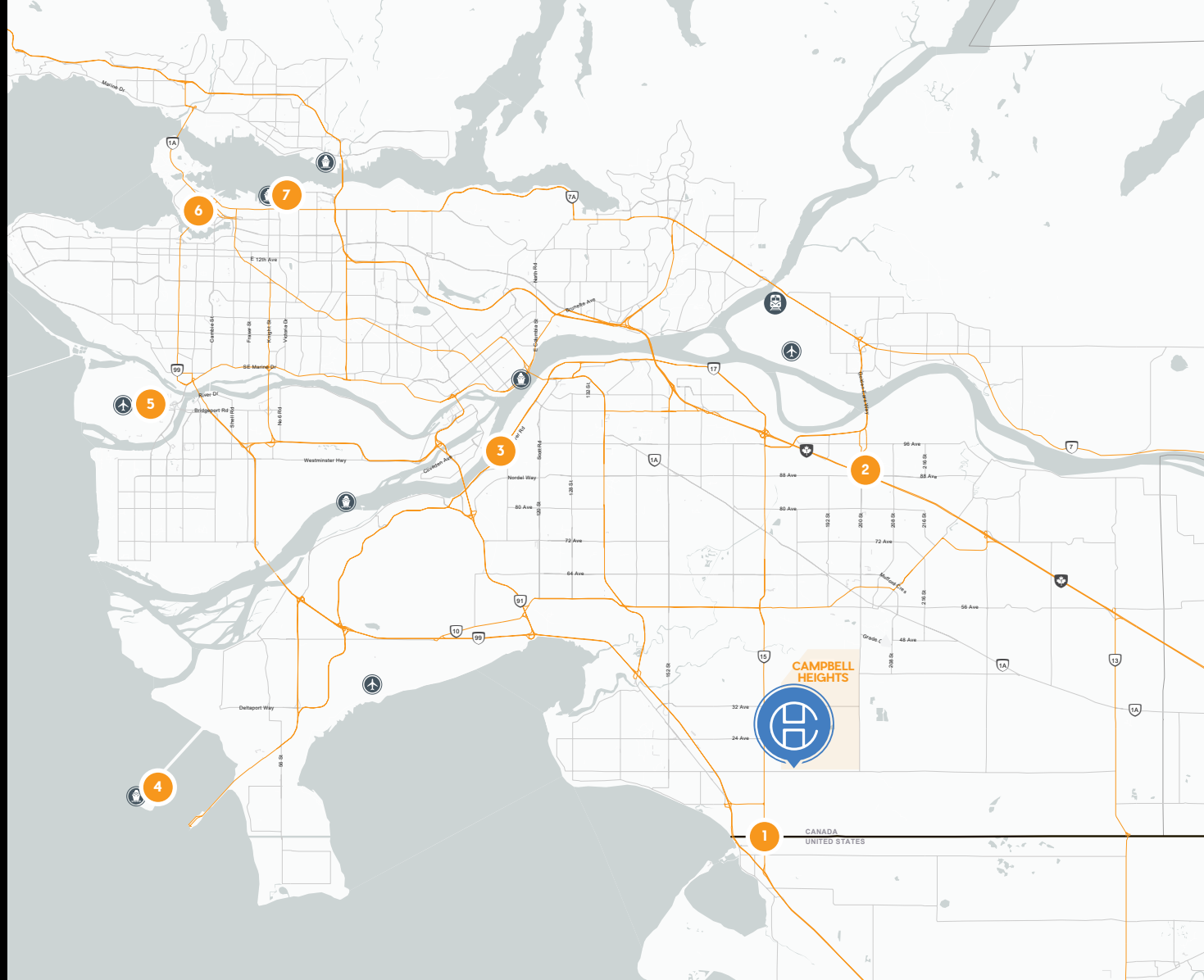
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NEW 427,969 SF
DISTRIBUTION CENTRE

PRIME LOCATION

Coastal Heights Distribution Centre is strategically situated in the core of Campbell Heights in Surrey, British Columbia. This central location provides direct access to all arterial transportation corridors to Metro Vancouver including, significant trade infrastructure such as Delta Port and the major US border crossings, which are less than a 15-minute drive to the south. Coastal Heights Distribution will benefit from the diverse labour pool of numerous districts located in Fraser Valley.

The rapidly growing 1,900-acre business park has become the focal point to some of Canada's largest industrial industries including, Amazon, Walmart, Sleep Country Canada, Starline Windows, Sobeys, and Loblaws. The property is idyllically surrounded by spectacular views of local mountains, golf courses, pristine parks, and lakes.



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15 MINUTE DRIVE
US BORDER
TRUCK CROSSING

20

15 MINS DRIVE
TRANS-CANADA
HIGHWAY

DRIVE TIMES

1. US Border Truck Crossing	10 mins.	5. Vancouver International Airport (YVR)	50 mins.
2. Trans-Canada Highway	20 mins.	6. Downtown Vancouver	50 mins.
3. Fraser-Surrey Docks	40 mins.	7. Centerm	60 mins.
4. Delta Port	40 mins.		

MEET THE TEAM



DEVELOPMENT

Pure Industrial is a Blackstone and Ivanhoe Cambridge industrial focused company headquartered in Toronto, Canada. As one of the largest owners of industrial warehouse space in Canada, Pure Industrial owns and independently manages a portfolio of over 22.6 million square feet. It is focused on acquiring, leasing, operating and managing a portfolio of high-quality, well located industrial assets ranging in tenancy types, from small warehouses to large industrial developments with a focus in the Toronto, Montreal and Vancouver markets.

Pure Industrial is committed to supporting the stability of Canada's supply chain across the Country. The company prides itself on its professional and customer service-oriented team, high quality nationwide industrial real estate, collaborative relationships in the industry, and ability to serve the needs of tenants in the marketplace.

pureindustrial.ca



CEDAR COAST

DEVELOPMENT

Cedar Coast is a Vancouver, BC based real estate development and investment firm with an 18 year track record of successful outcomes throughout the Pacific Northwest. It currently has 21 active real estate projects in Canada and the United States. With their vast experience in the real estate and development industry, principals Ender Ilkay and Willie Fisher have approached each investment decision with a long-term view of creating winning outcomes for their investment partners, team and the communities in which they invest.

cedarcoast.com



LEASING & MARKETING

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

avisonyoung.ca



CONSTRUCTION

Led by Joshua Gaglardi, Orion Construction is one of the largest and most innovative design build commercial contractors in the Lower Mainland. Their dedicated focus on design build commercial and light industrial projects allows them to provide their clients extraordinary value through a hands on, process-driven delivery structure.

orionconstruction.ca

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SURREY, BC

COASTAL HEIGHTS

DISTRIBUTION CENTRE

CONTACT A MEMBER OF
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