

**AVISON
YOUNG**

Hayer
BUILDERS
GROUP

UNDER CONSTRUCTION

FOR LEASE

HAYER BUSINESS CENTRE II

Photo:
Hayer Business Centre I

Partnership. Performance.

Brand New, High-Quality Industrial Space in Campbell Heights.
From 3,950 sf up to 28,149 sf available.

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PROPERTY HIGHLIGHTS

ADDRESS

3568 191st Street, Surrey, BC

ZONING

CD (Comprehensive Development) which allows for a wide range of industrial and commercial uses

LEASE RATE

Please consult Listing Team

ADDITIONAL RENT

\$4.63 psf (est. 2019)
Including Management Fees

AVAILABILITY

Fall 2019

OPPORTUNITY

Avison Young is pleased to present an exclusive opportunity to lease space in the second phase of Hayer Business Centre. Operate your business at this six-unit development in the heart of Campbell Heights. Developed by the award-winning Hayer Builders Group, this multi-tenant industrial building offers the highest quality industrial features for a professional business setting.

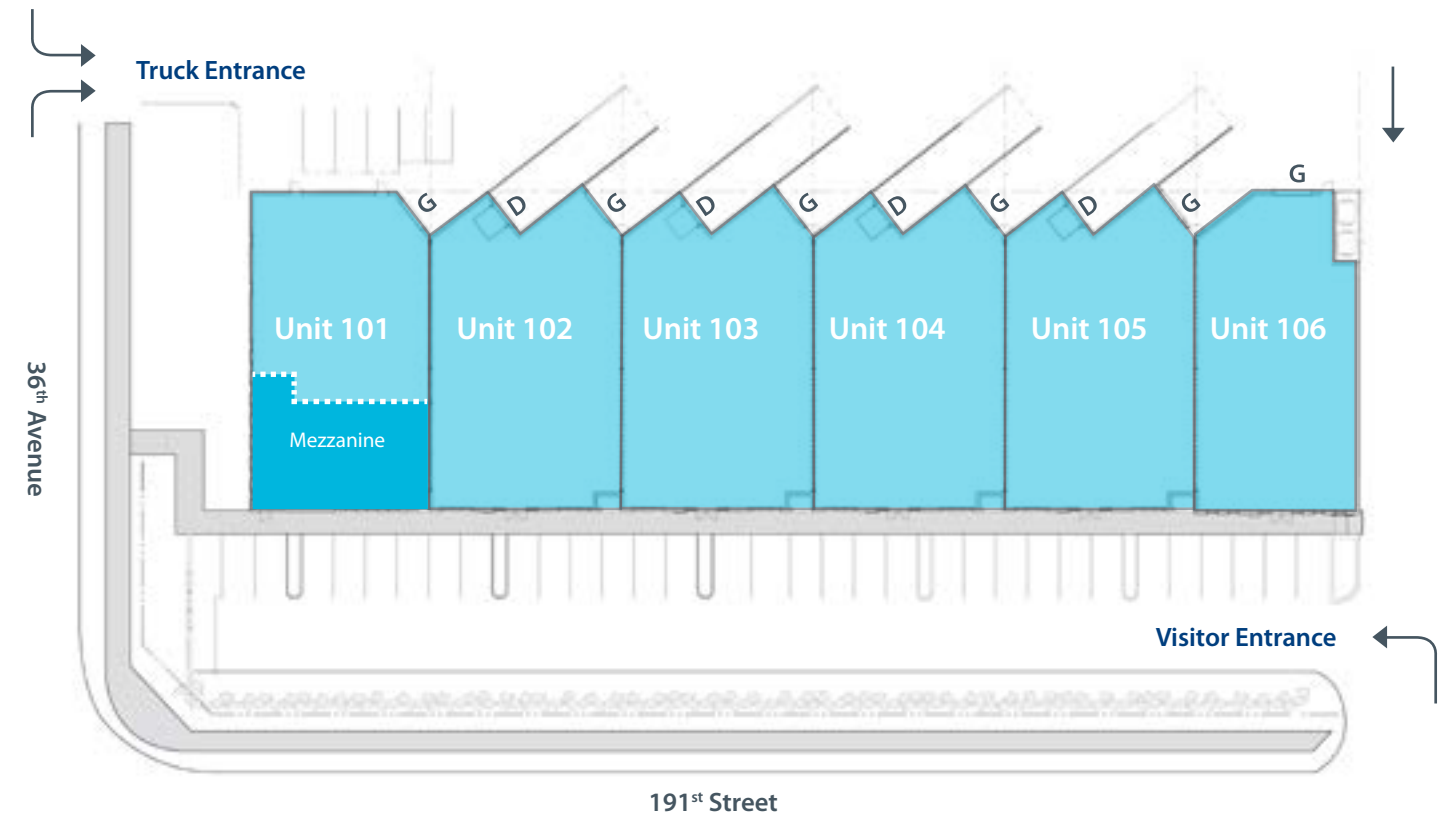
KEY FEATURES

- » Award winning construction & design
- » 26' ceiling heights
- » Dock and grade loading
- » 150 Amp 347/600 Volt 3 phase electrical
- » Extensive glazing
- » Skylights throughout
- » EPDM roof
- » 500 lbs / sf floor load capacity
- » NFPA sprinklers
- » Gas fired, forced air warehouse heating
- » High-bay T5 warehouse lighting
- » Insulated, concrete tilt-up panels
- » Professionally landscaped
- » Signage opportunities available

LOCATION

Hayer Business Centre II is situated at the corner of 191st Street and 36th Avenue in the Campbell Heights Business Park. The location benefits from quick access to major highways including Highways 99 & 15, as well as Highway 10 to the north. Additionally, the US border crossings are just minutes away to the south.

BUILDING PLAN



UNIT AVAILABILITY

UNIT	MAIN FLOOR	MEZZANINE	TOTAL SIZE	LOADING
101	4,510 sf	1,561 sf	6,071 sf	1 grade
102	4,532 sf	Build-to-suit	4,532 sf	1 dock & 1 grade
103	4,532 sf	Build-to-suit	4,532 sf	1 dock & 1 grade
104	4,532 sf	Build-to-suit	4,532 sf	1 dock & 1 grade
105	4,532 sf	Build-to-suit	4,532 sf	1 dock & 1 grade
106	3,950 sf	Build-to-suit	3,950 sf	1 grade
			28,149 sf	



Photo: Hayer Business Centre I



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