



**Choice  
Industrial  
Centre**

**ChoiceProperties** × **CBRE**





# Your **Choice** Has Never Been Easier.

Introducing Choice Industrial Centre, developed by Choice Properties and marketed by CBRE. Choice Industrial Centre is Choice's first industrial development in Campbell Heights, offering a 353,476 sq. ft. first-class industrial distribution facility for lease featuring unprecedented 40' clear ceiling height in the hub of the Fraser Valley.

**Building Area**  
353,476 sq. ft.

**Zoning**  
CD (Comprehensive Development)

**Site Area**  
16.55 acres

**Available**  
Summer 2023

**Ceiling Height**  
40' clear







# Campbell Heights, Your **First Choice.**

Choice Industrial Centre is located in the core of Campbell Heights in south-east Surrey, one of Metro Vancouver's fastest growing logistics headquarters, along the border with Langley at 18899 24th Avenue.

With a growing workforce and amazing access into diverse industrial labour pools in neighbouring urban centres Cloverdale and Newton, Campbell Heights has quickly developed into one of the most desired industrial business park hubs in Metro Vancouver for well-established local and multi-national businesses.

### Neighbours in the Area:

- 1 Amazon
- 2 DSV Solutions
- 3 Loblaw DC
- 4 CSATransportation
- 5 Sobeys DC
- 6 Walmart DC

### Transportation in the Area:

- Bus 531 Bus 531 Route
- Transit Stop

### Campbell Heights Amenities:

- A&W Canada
- Chili Bar
- One Up Café
- Quesada Burritos & Tacos
- Spend Ground Coffee Roasters
- Subway
- Tim Hortons

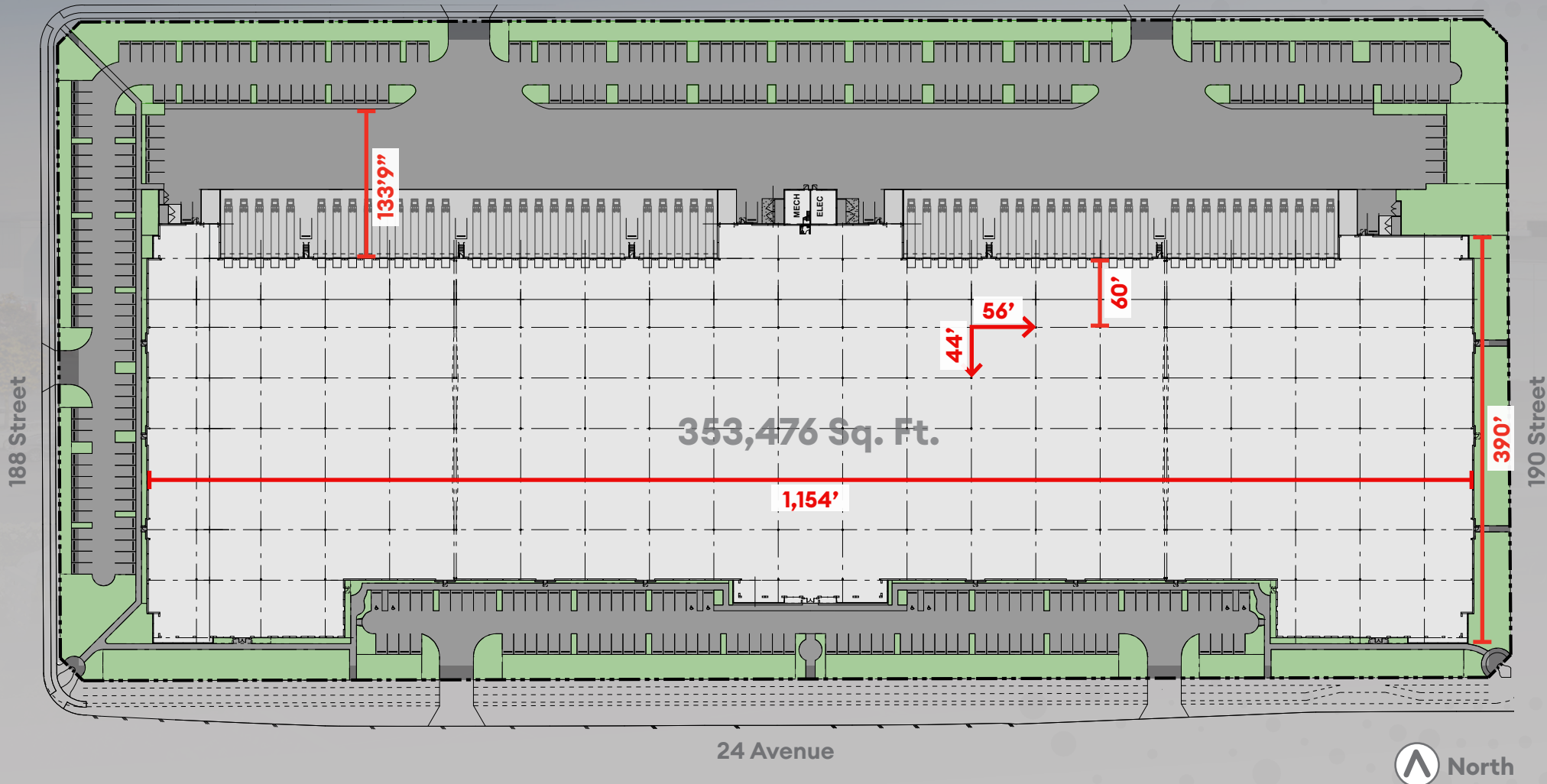




# Setting the Bar Higher than Ever.

# Setting A New Industrial Standard By Summer 2023

## Building Plan



### Building Features

**Ceiling Height**  
40' clear

**Loading Doors**  
Fifty-five (55) 9' x 10' dock level doors, four (4) 14' x 16' grade level doors

- 1 per 6,000 sq. ft. dock door ratio (approx.)
- Fully equipped with 40,000 lbs hydraulic levelers, seals, bumpers and bollards
- Swivel dock lights and stop and go lights

**Column Spacing**  
Main Area: 56' x 44'  
Marshalling Area: 56' x 60'

**Floor Load**  
Warehouse: 12,500 lb point load on 8" concrete slab

**Climate Control**  
Warehouse: Gas fired unit heaters, heat pump package  
Office: Gas heat/electric cool units

**Sustainability**  
LEED Silver certification

**Electrical Service**  
347/600 volt, 3 phase electrical, 4 wire

**Warehouse Lighting**  
LED high bay light fixtures

**Fire Protection**  
ESFR sprinkler system - NFRA, No. 13, NFPA No. 231 & No. 231C

**Office**  
Up to 17,912 sq. ft. of ground floor office space

**Access**  
Five entry access points

**Parking**  
370 car parking stalls including 8 EV charging stalls

Option for approximately 40 trailer parking stalls

**Telecommunications**  
High speed TELUS fiber optics

## Pallet Capacity Comparison

**40' Clear** → **40% MORE PALLET POSITIONS**

At 40' clear, Choice Industrial Centre will offer 40% more pallet positions compared to standard warehouse spaces of the same size with 32' clear ceilings.

The following are estimated full facility pallet capacities for a standard single deep selective rack configuration:

32' Clear	Approx. 7,940,000 cu. ft. of Racked Area Storage Space	5 Levels of Storage	Approx. 28,400 Pallet Positions
36' Clear	Approx. 8,933,000 cu. ft. of Racked Area Storage Space	6 Levels of Storage	Approx. 34,000 Pallet Positions
<b>40' Clear</b>	<b>Approx. 9,925,000 cu. ft. of Racked Area Storage Space</b>	<b>7 Levels of Storage</b>	<b>Approx. 39,700 Pallet Positions</b>

Each estimate includes allowances for a main center aisle and operational support areas (battery charge, maintenance, etc.). Capacities were estimated based on an average pallet height of 54" (including pallet), with adequate beam height, lift-off, and top clearance allowances.





**50 mins to Downtown Vancouver**

**25 mins to Central Surrey**

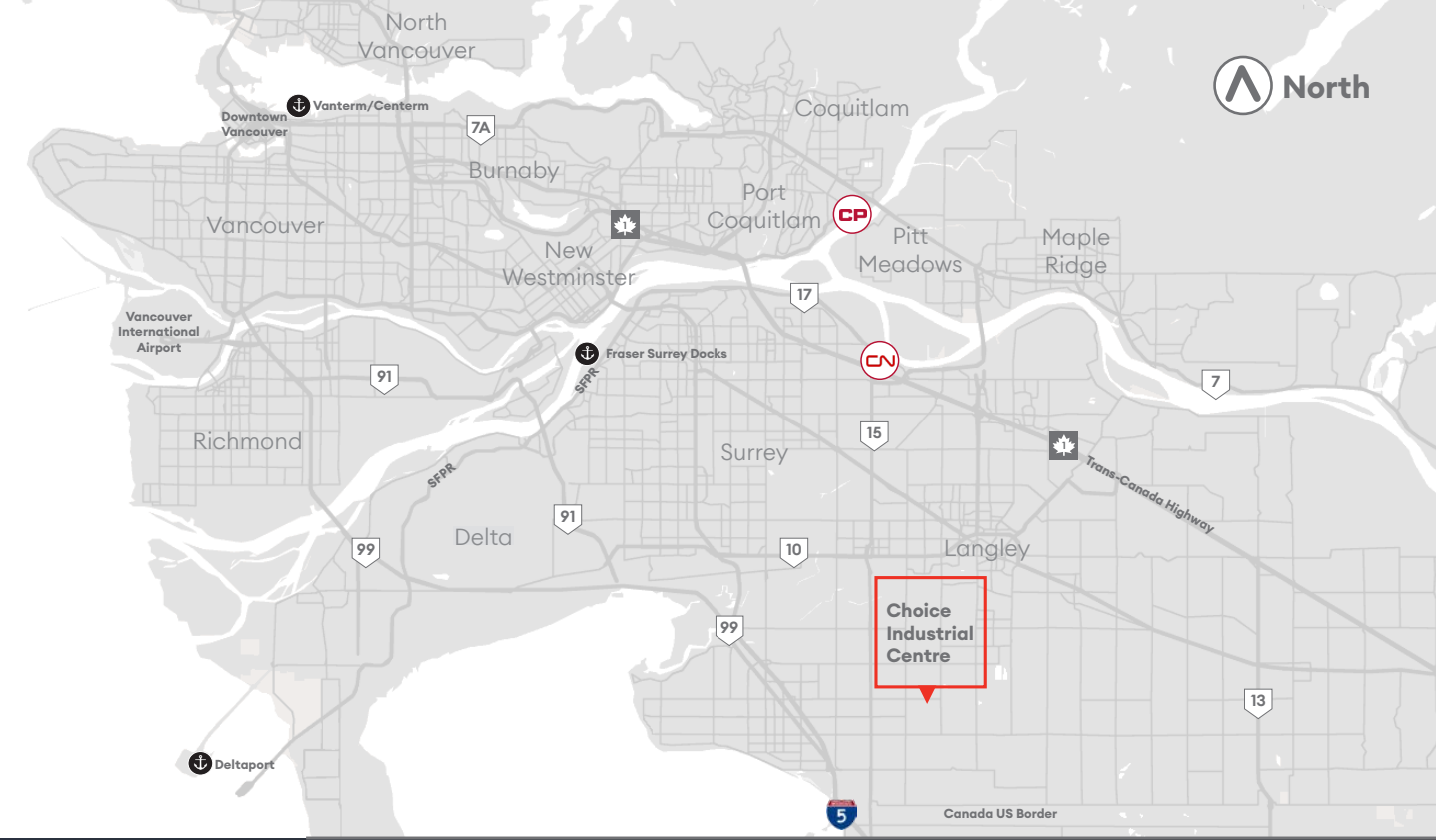
**20 mins to Highway 1**  
Access via Highway 10 & through 192nd Street

**40 mins to Vancouver International Airport**  
via Highway 99

**Choice Industrial Centre**

**192nd Street**  
Access to Highway 10 & Fraser Highway

**5 mins to US Border Crossing**  
via Highway 15



## The Campbell Heights Advantage.

The Campbell Heights industrial area spans a total of 1,900 acres in Surrey, the second largest city in British Columbia and one of Canada's fastest growing cities.

Located just minutes from the Canada/US border truck crossing, the area is well-connected to all of Metro Vancouver with excellent access to major thoroughfares such as the Trans-Canada Highway, Highway 99 providing direct access to Vancouver International Airport and downtown Vancouver, Highway 10, Highway 15, and offers proximity to a deep water port and the Fraser Surrey Docks.

### Your Connection to Major Thoroughfares and Ports

- Highway 15**  
3 minutes
- Highway 10**  
10 minutes
- Highway 99**  
10 minutes
- Highway 1 (Trans-Canada Highway)**  
20 minutes
- CN Intermodal Railway**  
20 minutes
- Fraser Surrey Docks**  
35 minutes
- Deltaport**  
35 minutes
- Centerm Vanterm Terminal**  
50 minutes
- CP Intermodal Railway**  
35 minutes







## The **Team** Behind it All.

### **ChoiceProperties**

#### **Development**

Choice Properties is a leading Real Estate Investment Trust that creates enduring value through the ownership, operation and development of high-quality commercial and multi-residential properties.

We believe that value comes from creating spaces that improve how our tenants and communities come together to live, work, and connect. We strive to understand the needs of our tenants and manage our properties to the highest standard. We aspire to develop healthy, resilient communities through our dedication to social, economic, and environmental sustainability. In everything we do, we are guided by a shared set of values grounded in Care, Ownership, Respect and Excellence.

[www.choicereit.ca](http://www.choicereit.ca)

### **CBRE**

#### **Leasing & Marketing**

CBRE Group, Inc. is the world's largest commercial real estate services and investment firm, with 2020 revenues of \$23.8 billion and more than 100,000 employees (excluding affiliate offices). CBRE has been included on the Fortune 500 since 2008, ranking #128 in 2020. It also has been voted the industry's top brand by the Lipsey Company for 20 consecutive years, and has been named one of Fortune's "Most Admired Companies" for nine years in a row, including being ranked number one in the real estate sector in 2021, for the third consecutive year. Its shares trade on the New York Stock Exchange under the symbol "CBRE."

[www.cbre.ca](http://www.cbre.ca)



#### **Construction**

Industrial warehouses, distribution centres, climate-controlled storage. No matter how complex the project, we build it with unrivaled expertise. In the past 50 years, we've completed hundreds of industrial projects and built long-standing trade relationships and partnerships with engineers and consultants across Western Canada. We know the trends, the technology, the challenges, and the solutions for even the most customized builds. So, when you need a building your business can depend on, you can count on us to deliver it. At Wales McLelland, we believe that every project is unique, so we approach each one with a specialized plan that's tailored to meet your objectives. But it's not just our process that builds results; it's our people. We have an experienced team of industry experts who work closely with partners every step of the way. That's how we're able to deliver specialized services that produce innovative industrial and solutions.

[www.walesmclelland.com](http://www.walesmclelland.com)



# Choice Industrial Centre

## For More Information

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