



Sunmark
BUSINESS CENTRE

**Premium New
Industrial Complex
for Lease in
Campbell Heights**

2727 188TH STREET, SURREY BC

01

Sunmark Business Centre

Sunmark Business Centre is Campbell Heights' newest industrial opportunity. Following successful lease up of Phase 1, Phase 2 is now available for lease with up to 185,757 SF of state-of-the-art industrial space. Meticulously designed with modern specifications and an abundance of loading capacity, Sunmark is surrounded by some of the largest consumer retail and e-commerce operators' facilities, including Loblaw's, Amazon, Walmart, and Sobey's, to name a few.

PHASE 1 FULLY LEASED. NOW LEASING PHASE 2.

Join some of the world's most prominent businesses in the bustling industrial hub of Campbell Heights at Sunmark Business Centre.



The image is for illustration purposes only.



02 Premium Industrial Space for Lease

Phase 2 of Sunmark Business Centre will encompass **185,757 SF** of expansive space on over 7.87 acres. This tier 1 industrial complex has flexible unit sizes that can accommodate industrial tenancies from **90,000 SF – 185,757 SF**.

With an abundance of dock loading, 32' ceilings, high quality construction and contemporary specifications, Sunmark Business Centre is the perfect match for your growing business.



LIGHTING

High efficiency LED lighting fixtures



CEILING HEIGHT

32' clear



OFFICE

Built-to-suit



PHASE 2 OCCUPANCY

Q1 2024



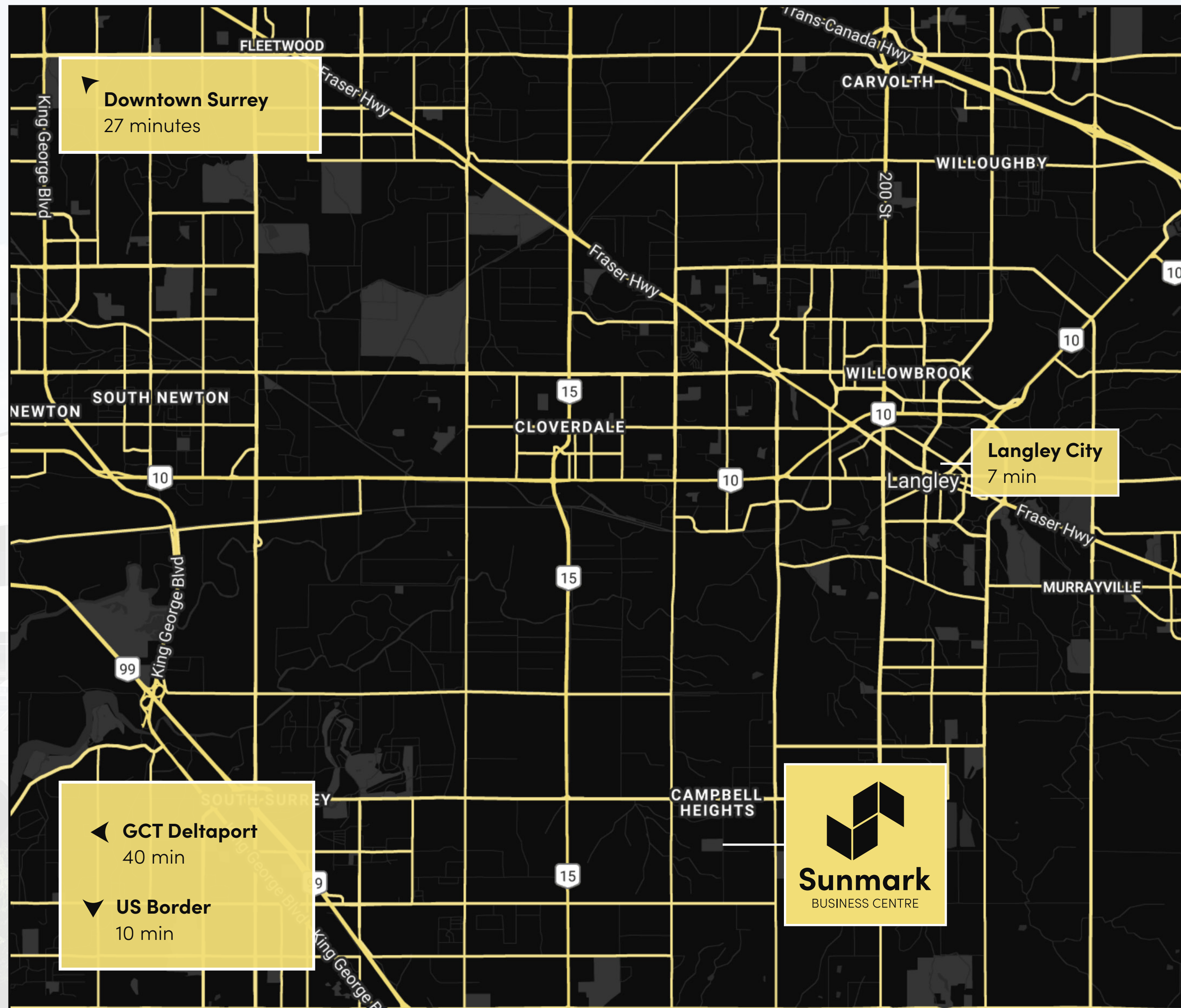
LOADING

Ample Dock and Grade Loading per Unit



SRPINKLERS

ESFR



03

Highly Accessible Location

Sunmark Business Centre is strategically situated in the heart of Campbell Heights at 188th Street and 28th Avenue.

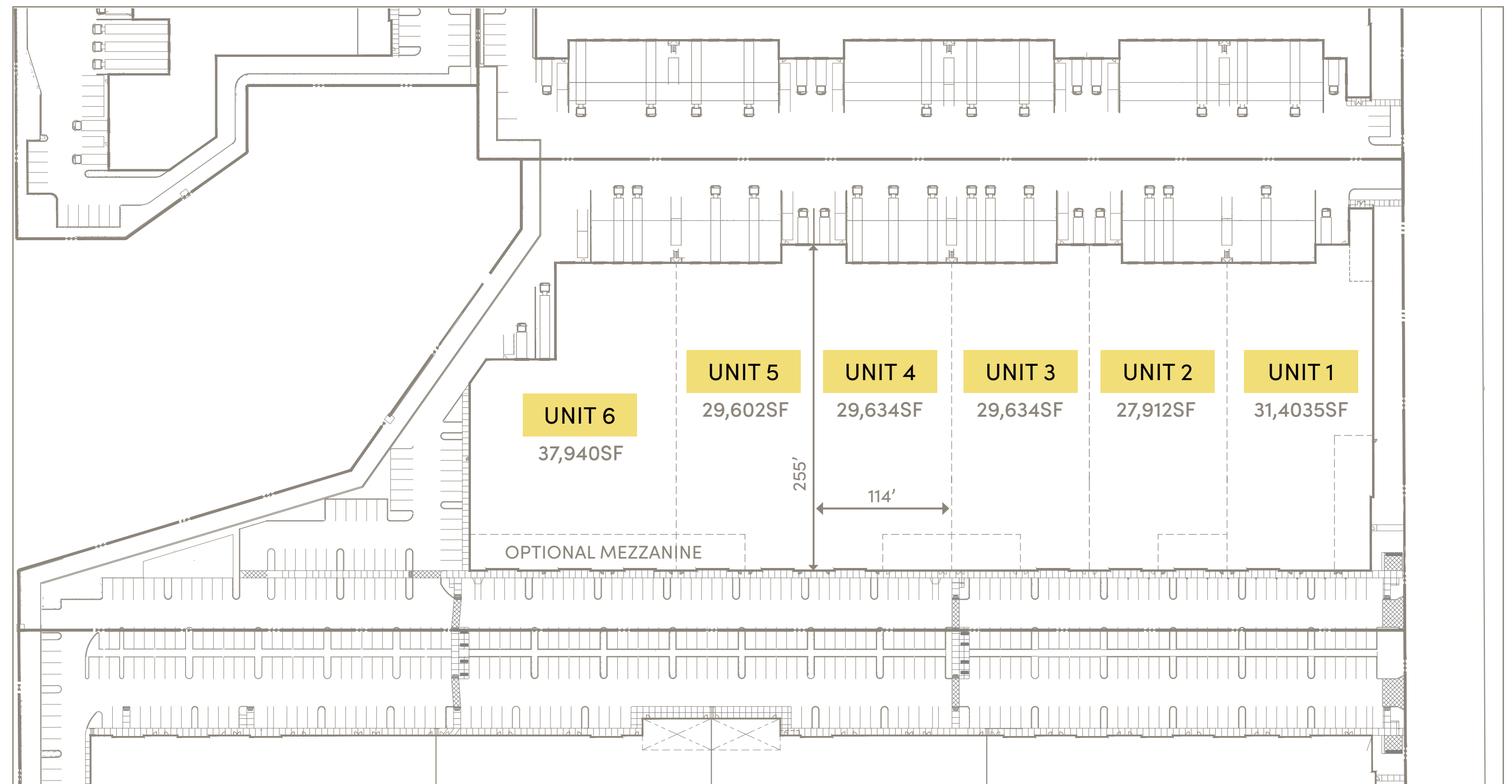
A highly accessible location, Sunmark Business Centre is minutes from Highway 15 and Highway 99, offering excellent proximity to the Canada/US border, as well as convenient connectivity to Highway 1 and downtown Vancouver.

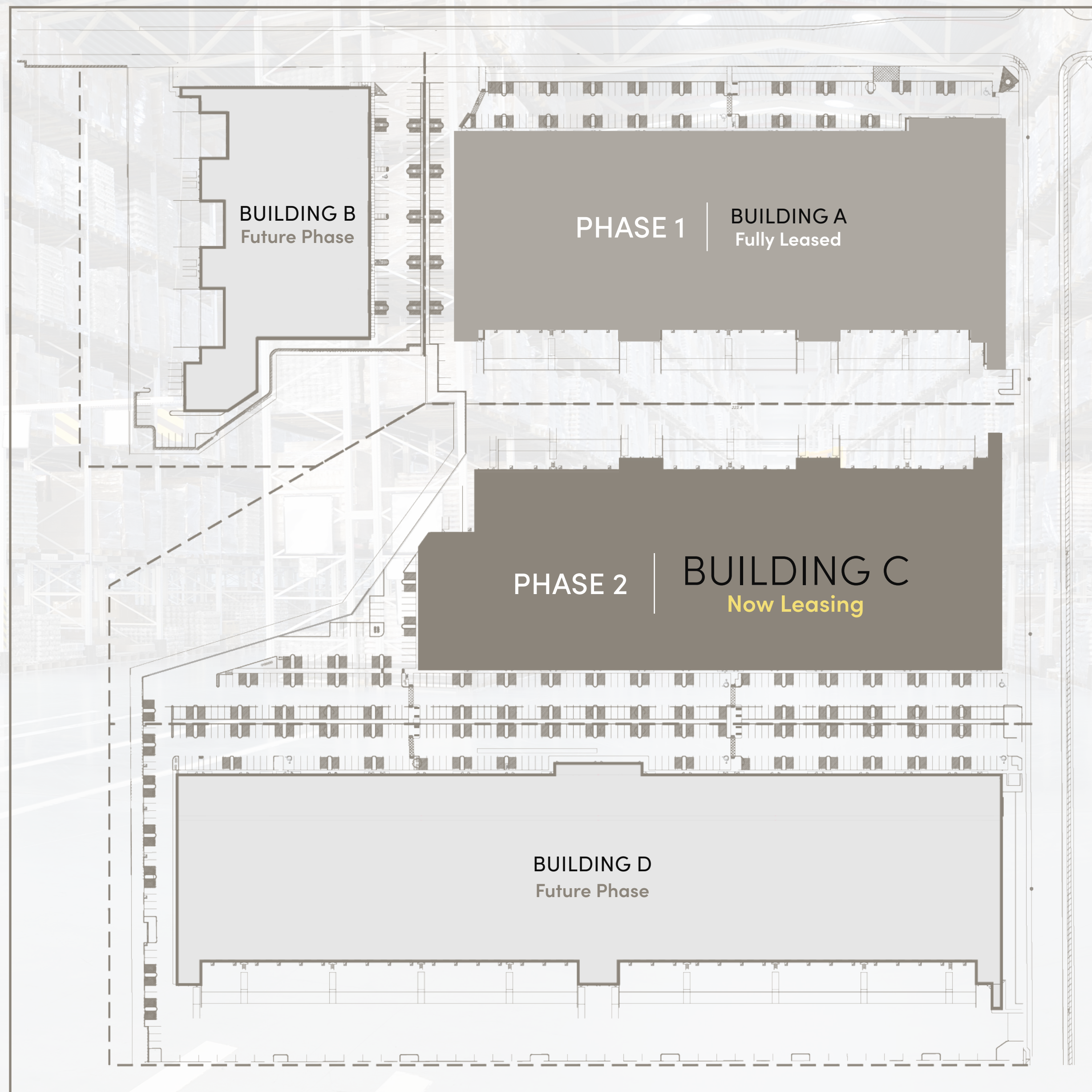
04

Siteplan

| UNIT | GROUND FLOOR SF | DOCK DOORS | GRADE DOORS |
|-------|-----------------|------------|-------------|
| 1 | 31,035 | 4 | 1 |
| 2 | 27,912 | 5 | 1 |
| 3 | 29,634 | 5 | 1 |
| 4 | 29,634 | 5 | 1 |
| 5 | 29,602 | 5 | 1 |
| 6 | 37,940 | 5 | 1 |
| TOTAL | 185,757 | 29 | 6 |

*An additional 15,281 SF of mezzanine area can be accommodated if requested by a prospective tenant.





05

Future Phases

06

Campbell Heights. Metro Vancouver's Fastest Growing Industrial Community

Campbell Heights has established itself as a premier industrial destination with over 2000 acres of mixed employment land. This South-East Surrey neighbourhood benefits from a growing workforce and being well connected to Metro Vancouver's highway network.

An abundance of retail and natural amenities are nearby including restaurants, golf courses and parks for staff and employees to enjoy. A close drive to both Langley and South Surrey provides additional amenities including restaurants, retail, banks and fitness locations as well as The Shops at Morgan Crossing.



Over 340 businesses



8% growth in the area in 2020
(despite a pandemic)



Employment to increase by
300% in 25 years



07

Project team



Sunmark is a full-service home builder, providing quality, spacious, thoughtfully designed and affordable homes across B.C. for the last 25 years. Sunmark's innovative environmentally friendly architecture is crafted with your lifestyle in mind to incorporate the cosmopolitan densification of our province's diverse cities.

Sunmark is now adding commercial development to their portfolio with the acquisition of this strategic parcel for the purposes of high-end industrial development, continuing their tradition for quality projects.

sunmarkdevelopments.com



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Sunmark

BUSINESS CENTRE

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