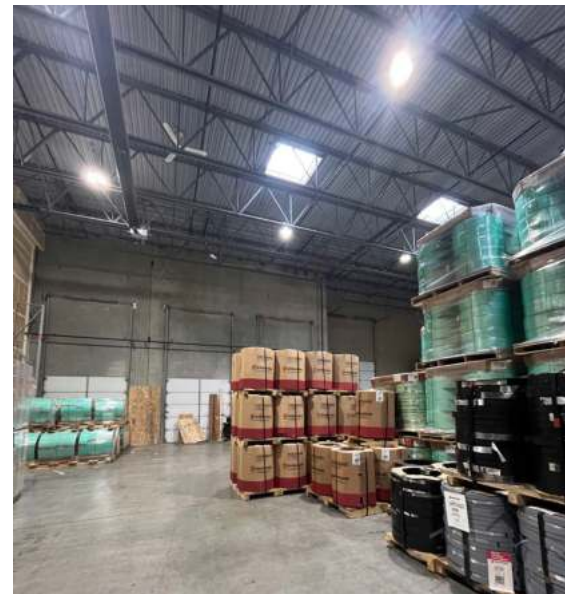




FOR LEASE
19099 25TH AVENUE
SURREY, BC

**MULTIPLE LEASE OPPORTUNITIES
WITH DOCK AND GRADE LOADING**

FROM 10,289 - 29,814 SF AVAILABLE



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LOCATION

The subject property is located on the north side at the end of the 25th Avenue cul-de-sac within the Campbell Heights Business Park of South Surrey. Campbell Heights' central location provides easy access to Hwy 99, Hwy 91, Hwy 15 (176th St.), Hwy 10 (56th Ave.), and Hwy 1. In addition, the US border crossing is only few short minutes away. Multiple truck routes in Campbell Heights allow for easy access and egress. Design guidelines and stringent landscape requirements ensure Campbell Heights' high quality and visual appearance standards are well-maintained.

PROPERTY FEATURES

- Cul-de-sac location
- Ample parking
- Generous office buildout
- Ample truck maneuvering and loading area
- 3 phase electrical power (tenant to verify)
- Multiple bathrooms
- Lunchroom with kitchenette
- Skylights in warehouse
- Radiant tube warehouse heating
- Fluorescent lighting
- Approximately 24' ceilings in warehouse
- Multiple dock & grade loading doors at rear


AVAILABLE UNITS
Unit 102:

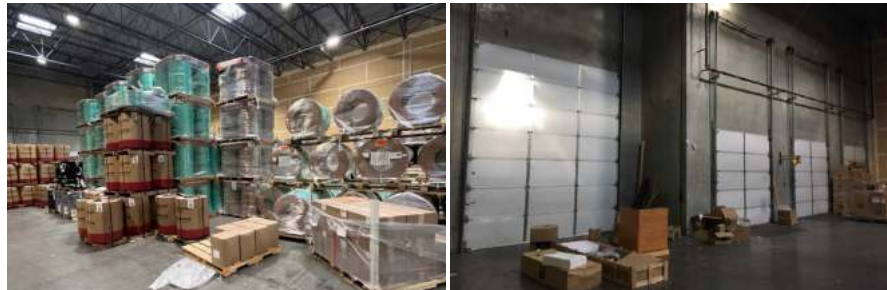
Main Floor Office	1,500 SF
Warehouse	8,789 SF
Available Area	10,289 SF

Units 103 and 203:

Main Floor Office	2,853 SF
Warehouse	7,436 SF
Main floor area	10,289 SF
Second floor office	2,963 SF
Available Area	13,252 SF

Units 201 and 202:

2nd Floor Office	6,273 SF
TOTAL COMBINABLE AREA	29,814 SF


BASIC LEASE RATE

Unit 102: \$21.00 PSF, net
 Units 103 & 203: \$21.00 PSF, net
 Units 201 & 202: Please contact listing agents

ADDITIONAL RENT (2024)

Estimated at approximately \$5.90, per annum, plus GST

AVAILABILITY

Unit 102: August 1, 2024
 Unit 103: Immediate
 Units 201 & 202: Immediate


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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC. 02/18 gh