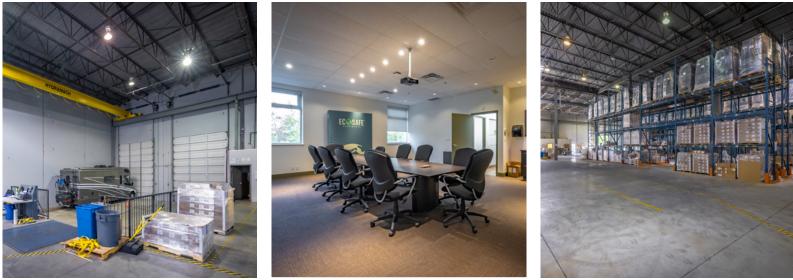


FOR LEASE 19074 22ND AVENUE SURREY, BC

20,690 SF WAREHOUSE / OFFICE

> DOCK + GRADE LOADING WITH CRANE SYSTEM





Rick Dhanda Personal Real Estate Corporation Vice President, Industrial +1 604 640 5816 rick.dhanda@ca.cushwake.com **Eric Rice** Personal Real Estate Corporation Vice President, Industrial +1 604 640 5877 eric.rice@ca.cushwake.com Kevin Volz Personal Real Estate Corporation Vice President, Industrial +1 604 640 5851 kevin.volz@cushwake.com

Suite 1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / cushmanwakefield.ca

CUSHMAN & WAKEFIELD

FOR LEASE 19074 22ND AVENUE SURREY, BC

LOCATION

The subject property is situated on 1.94 Acres, located on 22nd Avenue one block west of 192nd Street in Campbell Heights Business Park in South Surrey. Campbell Heights is well known as one of the most successful and well planned business parks in the Lower Mainland. Its central location provides easy access to Highways 99, 91, 15 (Pacific Highway), 10 (56th Avenue) and Highway 1. In addition, the US border crossing is only minutes away. Multiple truck routes allow for easy access and egress to Campbell Heights.

ZONING

IB-2 (Business Park 2)

FEATURES

- 2 x Dock level Positions
- Oversized Grade Loading (14'x7')
- 5 ton traveling crane system
- 26' clear ceiling height in warehouse area
- 400amp 600volt,
 3 phase power
- Shipping office with WC

UNIT 101

Warehouse	14,796 SF
Ground floor office	2,947 SF
Mezzanine office	2,947 SF
TOTAL	20,690 SF

LEASE RATE

\$22.00 PSF, net **\$17.95**

ADDITIONAL RENT

\$4.66 PSF (estimate 2025)

AVAILABILITY Immediate

Skylights

ESFR Sprinklers

• Executive offices

office improvements

Multiple boardrooms

Complete kitchen &

Ample parking

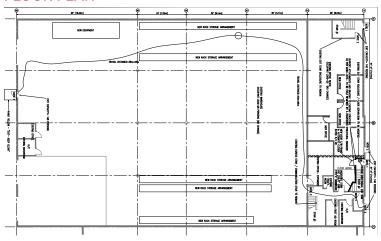
• First in class

lunch room

Immediate









Rick Dhanda Personal Real Estate Corporation Vice President, Industrial +1 604 640 5816 rick.dhanda@ca.cushwake.com

Eric Rice

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5877 eric.rice@ca.cushwake.com

Kevin Volz Personal Real Estate Corporation Vice President, Industrial +1 604 640 5851 kevin.volz@cushwake.com

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENAL OR OTHER CONDITIONS, WITHDRAWAL, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

PROPERTY PHOTO