

FOR LEASE

19074 22ND AVENUE

SURREY, BC

20,690 SF
WAREHOUSE / OFFICE
DOCK + GRADE LOADING
WITH CRANE SYSTEM

Option to lease 2nd floor office separately

NEW REDUCED RATE



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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
- Skylights
- ESFR Sprinklers
- Ample parking
- First in class office improvements
- Executive offices
- Multiple boardrooms
- Complete kitchen & lunch room

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)

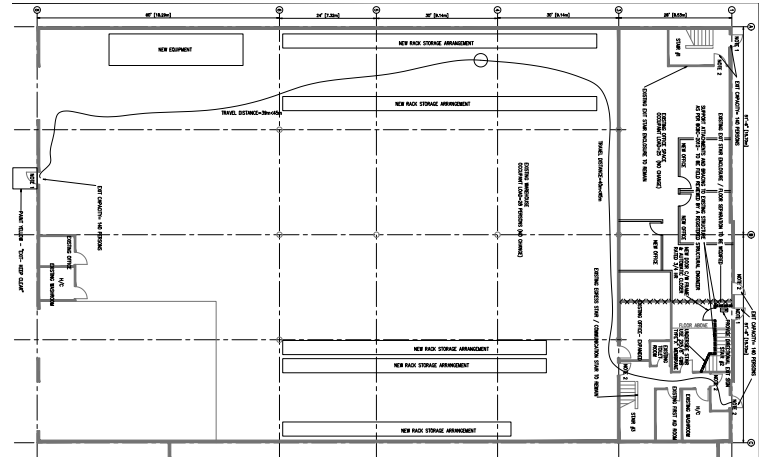
AVAILABILITY

Immediate

PROPERTY PHOTO



FLOOR PLAN



CAMPBELL HEIGHTS BUSINESS PARK



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