

**FOR LEASE | UNIT 100**  
**19288 22<sup>ND</sup> AVENUE**  
**SURREY, BC**



*END-CAP WAREHOUSE UNIT*

**11,686 SF**



**PROPERTY**  
**OPPORTUNITY**

11,686 SF end-cap warehouse unit with one dock and two grade loading doors in the desirable Campbell Heights Business Park. The unit also includes well appointed office space and 20 parking stalls.

**PROPERTY LOCATION**

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-1 (BUSINESS PARK 1)**

Allows for a wide variety of light industrial and office uses, such as wholesale, storage, manufacturing, distribution, and assembly.

## BUILDING FEATURES

- 22nd Avenue and 192nd Street frontage
- Concrete tilt-up construction (2014)
- 400 lbs PSF floor load rating
- 20 parking stalls
- Dedicated garbage and recycling location for the sole use of the tenant
- End cap unit with glazing on western wall to allow for natural light into the warehouse



OFFICE  
INTERIOR

## WAREHOUSE FEATURES

- 27' clear ceiling height
- ESFR sprinkler system
- High efficiency T5 fluorescent lighting
- 2 grade level doors ( 10' x 16 & 12' x 16)
- 1 dock level loading door (10' x 9') with leveler and dock bumper
- 400-amp, 600 volts, 3 phase electrical power
- Change room with washroom including a shower
- 2 Forced air natural gas heaters
- 5-ton, top running, single grider "Konecranes" crane in place which runs about 100 feet
- Ceiling fans in warehouse



END-CAP  
WAREHOUSE  
UNIT

## OFFICE FEATURES

- Drop down T-bar ceiling with multi-zoned HVAC system
- 5 private offices, open plan office area, lunch room, board room and 2 washrooms
- Sound proofed demising walls and ceiling
- Office floor plan can be provided upon request



Basic Shell Lease Rate: \$20.95 PSF, NNN

Taxes & Operating Costs: \$6.95 PSF (est. 2024)

Availability: May 1, 2025

  
3,540 SF  
OFFICE

+

  
8,146 SF  
WAREHOUSE

=

11,686 SF  
**TOTAL**





## CONTACT INFORMATION

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