

FOR LEASE

**UNIT 111**

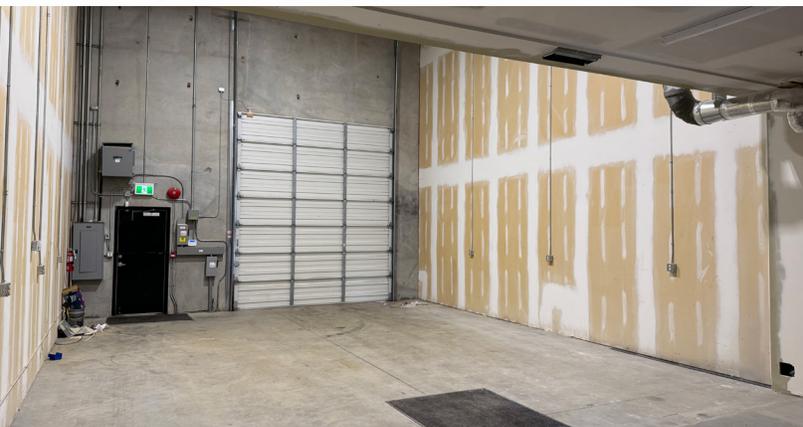
**19140 28<sup>TH</sup> AVENUE**

**SURREY, BC**

**HIGHLAND  
BUSINESS CENTRE**

**2,865 SF**

**NEWLY RENOVATED  
INDUSTRIAL SPACE**



**CONTACT INFORMATION**

**KEVIN VOLZ**

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

**ANDREW GREEN**

Personal Real Estate Corporation  
Vice President Industrial  
+1 604 640 5800  
andrew.green@cushwake.com



# UNIT 111

## 19140 28<sup>th</sup> Avenue, Surrey, BC



### LOCATION

The subject property is located between 27th Avenue & 28th Avenue with exposure to 192nd Street in the Campbell Heights Business Park in South Surrey. Campbell Heights is well known as one of the most successful and well planned out Business Parks in the Lower Mainland. Campbell Heights' central location provides easy access to Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue), and the TransCanada Highway. In addition, the US border crossing is only minutes away. Multiple truck routes in Campbell Heights allows for easy access and egress. Immediately next door is Campbell Station that offers various restaurants including Tim Hortons, A&W, Subway, Tobiko Sushi, and Quesada Burritos & Tacos.

### ZONING

CD By-Law No. 16180 zoning allows for a wide range of industrial, commercial and office uses allowing ultimate flexibility in strata ownership. Contact exclusive listing agent for a copy of the zoning bylaws.

### AVAILABLE AREA

Warehouse	750 SF
Main Floor Office	1,067 SF
Main Floor Area	1,817 SF
Second Floor Office	1,048 SF
<b>Total Available Area</b>	<b>2,865 SF</b>

\*All measurements are approximate and should be verified by the Tenant

### LOCATION

- Quality concrete tilt-up construction (2008) & design by Teck Construction
- Exposure to 192nd Street
- Fully sprinklered
- Fully landscaped
- Approximately 22' ceilings in warehouse
- One (1) 12' x 14' rear grade loading door
- 3-phase electrical service (tenant to verify)
- Radiant tube warehouse heating
- Fluorescent lighting
- New paint, new carpet in offices
- HVAC service in offices
- Multiple private offices
- Kitchenette with sink
- Public transit nearby
- Three (3) designated parking stalls

### LEASE RATE

\$20.95 PSF, net, per annum, plus GST

### ADDITIONAL RENT (2025)

Estimated at approximately \$4.98 PSF, per annum, plus GST

### AVAILABILITY

Immediate



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Vice President Industrial  
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