



FOR LEASE

UNITS 117 & 118

19140 28TH AVENUE

SURREY, BC

**HIGHLAND BUSINESS CENTRE
6,599 SF FLEX INDUSTRIAL SPACE**



CONTACT INFORMATION

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**CUSHMAN &
WAKEFIELD**

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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.

PROPERTY FEATURES

- Quality concrete tilt-up construction (2008) & design by Teck Construction
- Exposure to 192nd Street
- Fully sprinklered
- Fully landscaped
- Approximately 22' ceilings in warehouse
- Two (2) 12' x 14' rear grade loading door
- Upgraded 3-phase electrical service (tenant to verify)

AVAILABLE AREA

Warehouse	2,301 SF
Production Area	1,274 SF
Main Floor Office	875 SF
Main Floor Area	4,450 SF
Second Floor Office	2,149 SF
Total Available Area	6,599 SF

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

LEASE RATE

\$19.50 PSF, net, per annum, plus GST

ADDITIONAL RENT (2025)

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

AVAILABILITY

Immediate

- Radiant tube warehouse heating
- Fluorescent lighting
- Laminate hardwood flooring
- HVAC service on 2nd floor
- Multiple private offices
- Kitchenette with sink
- Public transit nearby
- Three (3) designated parking stalls



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