

FOR LEASE

# UNIT 111 / 19097 26 AVE. SURREY, BC



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## OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer to the market the opportunity to lease 6,598 SF of warehouse and nicely appointed office space in Campbell Heights I, built by Conwest Developments. This unit features an efficient layout, air-conditioned offices, LED lighting, and dock and grade loading within the park-like setting of Campbell Heights Business Park. Campbell Heights benefits from easy accessibility to Highway 15, the U.S. Border, and a robust labour pool.

## AVAILABLE AREA

Office	1,905 SF
Warehouse	4,693 SF
<b>Total</b>	<b>6,598 SF</b>

## LEGAL DESCRIPTION

Address: Unit 111 - 19097 26 Avenue, Surrey  
PID: 026-669-196  
Lot B (See BA503403) Section 21 Township 7  
New Westminster District Plan BCP12721

## PROPERTY HIGHLIGHTS

- 1 dock, 1 grade loading door
- 6 private offices, board room, server/copy room, 2 accessible washrooms, and kitchen/lunch room
- 26' clear ceiling height
- LED lighting
- Extensive glazing
- Ample parking and truck maneuvering room
- 100 amp, 347/600 volt 3-phase power
- Spill management bib

## LEASE RATE

Contact listing agents

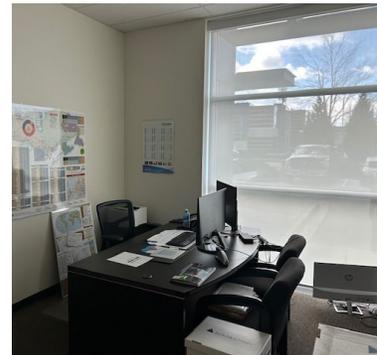
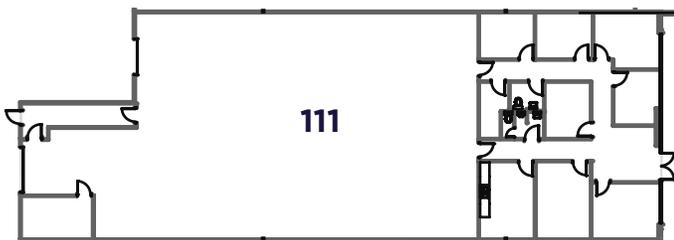
## TAXES & OP. COSTS

\$5.36

## AVAILABILITY

April 1st, 2025

## FLOOR PLAN



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