



FOR LEASE

CAMPBELL HEIGHTS BUSINESS CENTRE

2677 192ND STREET

SURREY, BC

MULTIPLE LEASING OPPORTUNITIES



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LOCATION

Campbell Heights Business Park is widely regarded as one of the premier business parks in the Lower Mainland. Campbell Heights Business Centre is located in the south east sector of Surrey, one of Canada's fastest growing cities.

ZONING

IB-1 (Business Park 1) industrial zoning allows for a wide variety of light industrial and office uses, such as wholesale, storage, manufacturing, processing, assembly, fabricating, testing, servicing and repairing of goods or materials.

BUILDING FEATURES

- 192nd Street frontage
- Modern, functional design with an abundance of natural light
- Approximately 23' ceilings in warehouse
- Rear grade loading
- Minimum 3-phase, 100 amp, 120/208 volt electrical service to each bay (tenant to verify)
- Fully sprinklered
- Ample on site parking

BASIC LEASE RATE

\$21.50 per square foot, net, per annum, plus GST

AVAILABLE AREA

UNIT 106

Warehouse	1,132 SF
Office	792 SF
Main Floor Area	1,790 SF
Second Floor Office	658 SF
Total Available Area	2,448 SF

UNIT 107

Warehouse	1,122 SF
Office	630 SF
Total Available Area	1,752 SF

LEASED

ADDITIONAL RENT (2025)

Estimated at approximately \$5.41 PSF, per annum, plus 5% management on Basic Rent, plus GST

AVAILABILITY

Immediate



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