

FOR LEASE CAMPBELL HEIGHTS BUSINESS CENTRE 2677 192ND STREET SURREY, BC

### MULTIPLE LEASING OPPORTUNITIES





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# CUSHMAN & WAKEFIELD

## FOR LEASE CAMPBELL HEIGHTS BUSINESS CENTRE 2677 192ND STREET SURREY, BC

#### 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 |

#### **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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