



FOR LEASE  
UNIT 101  
2455 192<sup>ND</sup> STREET  
SURREY, BC



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# FOR LEASE

## UNIT 101

# 2455 192ND STREET

## SURREY, BC

### LOCATION

The subject property is located on 192nd Street in the Campbell Heights Business Park in South Surrey. Campbell Heights' central location provides easy access to Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue), and Highway 1. In addition, the US border crossing is only minutes away. Multiple truck routes in Campbell Heights allow for easy access and egress. Design guidelines registered on title of all properties ensure all buildings in Campbell Heights will meet high standards for quality and visual appearance. Stringent landscape requirements ensure Campbell Heights will have great street appeal and presence.

### ZONING

IB-1 (Business Park 1) allows for a wide variety of industrial and service uses. For a copy of the zoning bylaws, contact listing agents.

### OPPORTUNITY

To lease a high-exposure industrial unit on a prominent corner of Campbell Heights Business Park.

### PROPERTY ATTRIBUTES

- Beedie Construction built facility
- Concrete tilt-up design
- Excellent exposure
- ESFR sprinkler system
- Skylights
- 3 dock doors with electric levelers
- 1 grade loading door
- 500 lb. reinforced floor loading
- 26' clear ceiling height
- Forced air gas heating in warehouse
- 600V, 200A, 3-phase electrical service
- Extensive glazing/store frontage/landscaping
- Ample parking
- New LED lighting

### AVAILABLE AREA

Warehouse	14,310 SF
Main Floor Office	1,529 SF
Main Floor Area	15,839 SF
Second Floor Area	2,052 SF
Total Available Area	17,891 SF

### ASKING LEASE RATE

\$20.95 per square foot, net, per annum

### ADDITIONAL RENT (2026)

Estimated at \$4.95 per square foot, per annum, plus GST

### AVAILABILITY

Immediate

