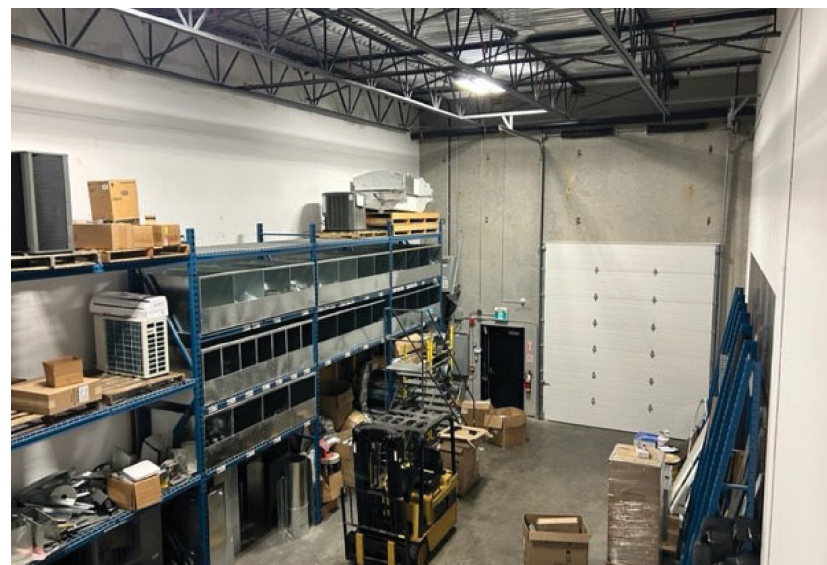


FOR SALE/LEASE
UNIT 109
19055 34A AVENUE
SURREY, BC



**3,056 SF INDUSTRIAL UNIT
WITH NICELY FINISHED OFFICES**



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19055 34A AVENUE

SURREY, BC



LOCATION

Campbell Heights North Business Centre is located on 34A Avenue between 190th Street and 191st Street, just west of 192nd Street in the Campbell Heights North 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, Highway 10, and Highway 1. In addition, the US border crossing is only minutes away.

ZONING

CD (Comprehensive Development) Campbell Heights North Business Centre's unique CD zoning allows for a wide range of industrial, commercial, and office uses allowing ultimate flexibility in strata ownership. Designed and built by Teck Construction, Campbell Heights North Business Centre sets a new standard in strata development.

AVAILABLE AREA

Main Floor/ Warehouse	2,204 SF
Mezzanine	852 SF
Total Available Area	3,056 SF

LEASE RATE

\$21.50 PSF, per annum, plus GST

SALE PRICE

\$1,787,760

STRATA FEES

Approximately \$398.71 per month

ADDITIONAL RENT (2025)

Estimated at \$6.76 PSF, per annum, plus GST (2025)

PROPERTY TAXES (2025)

\$14,288

AVAILABILITY

60 Days

BUILDING FEATURES

- Quality insulated concrete tilt-up construction designed & built by Teck Construction
- 22' clear ceiling heights
- One (1) 12' x 14' insulated rear grade loading door
- 3-phase 60 Amp/600 Volt stepped down with a 30 KVA transformer to 120/208 Volts
- Fully landscaped
- Forced air natural gas heating
- T-5 lighting
- Multiple points of access

OFFICE FEATURES

- Reception / office plan
- 2x private offices
- Boardroom
- Multiple universal W/C
- HVAC throughout offices and warehouse area
- Security system with cameras

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