

FOR SALE OR LEASE

**22,315 SF FREESTANDING DISTRIBUTION FACILITY**  
**RARE LOW SITE COVERAGE OFFICE/WAREHOUSE ON 1.79 ACRES**

**WITH EXCESS LAND/PARKING AREA**

**REDUCED RATE: YARD ONLY AT \$1.50 PSF**



19036 22 AVENUE

SURREY, BC



19036 22 Avenue | Surrey

# PROPERTY HIGHLIGHTS

This well-maintained, freestanding facility offers modern curb appeal and is situated in established and sought after Campbell Heights Industrial Park. The abundance of trailer parking, paired with 9 dock positions make this an ideal opportunity for distribution and logistic occupiers.

Available Area:	Warehouse	14,762 SF
	Showroom	2,909 SF
	Main Floor Office	1,883 SF
	Second Floor Office	6,111 SF
	<b>TOTAL AVAILABLE AREA</b>	<b>25,665 SF</b>

Acreage: 1.79 acres

Clear Height: 24'

Loading: 9 Dock Loading doors  
1 Grade Loading Door (Oversized)

Parking: Ample Parking

Excess Land: ± 30,000 SF

Sprinklers: Fully Sprinklered

Power: 480 Volts, 400 Amps, 3-Phase

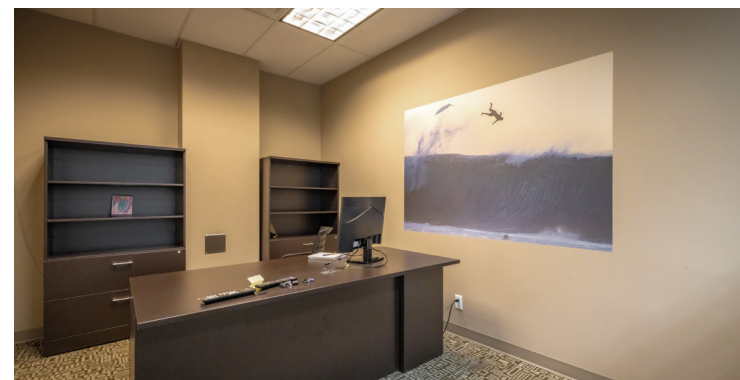
Annual Basic Rent: ~~\$18.95 PSF~~ \$17.95 PSF (Building Area)  
~~\$3.50 SF~~ \$1.50 PSF (Yard)

Additional Rent (2026): \$15,750 Monthly

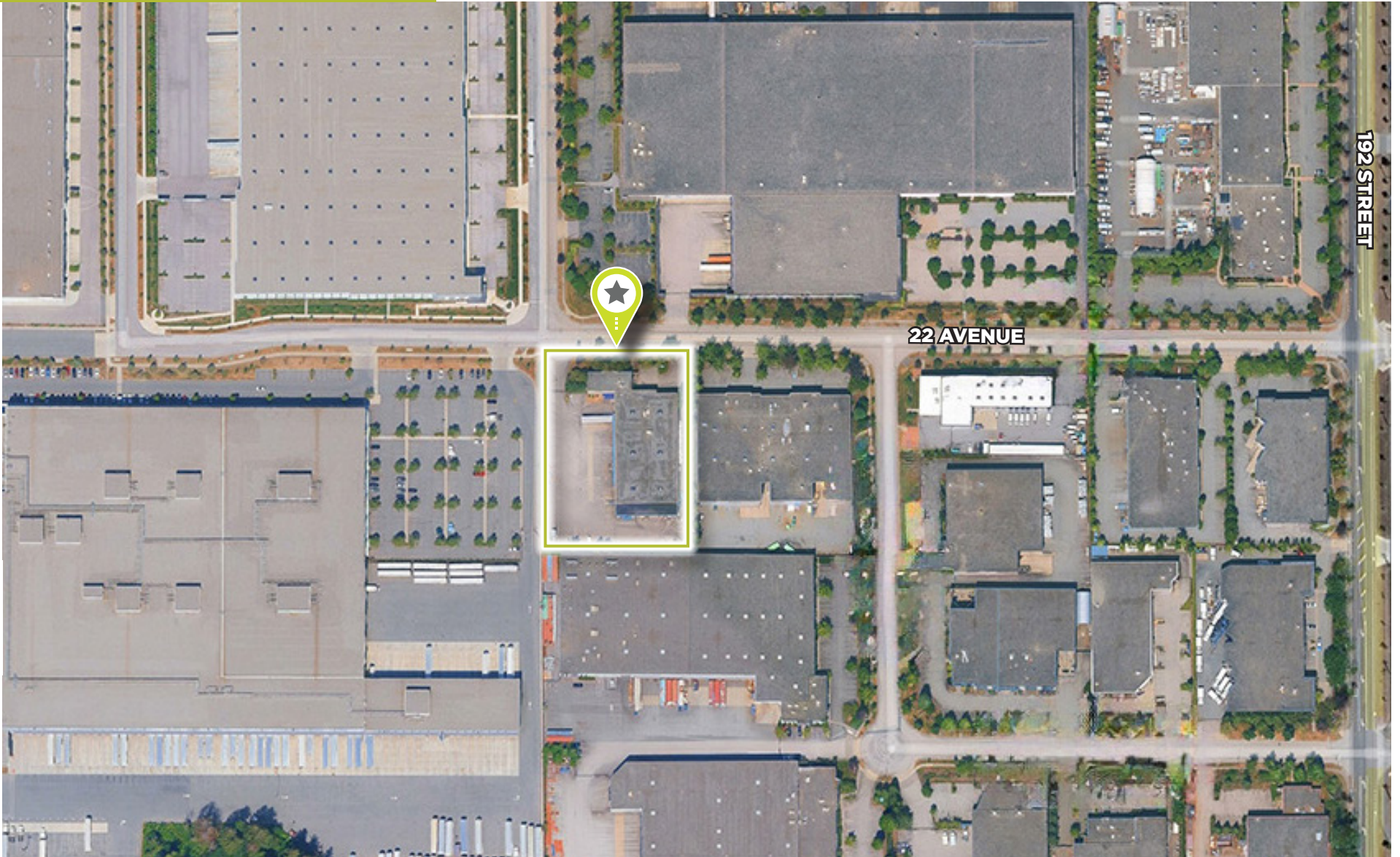
Sale Price: Contact listing agents

Property Taxes: \$160,373.02 (2025)

Availability: Immediate



# LOCATION AERIAL



# CONTACT INFORMATION

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