

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

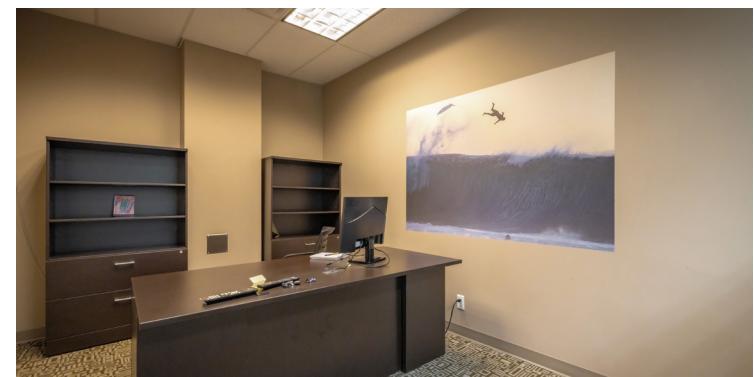


19036 22 AVENUE
SURREY, BC

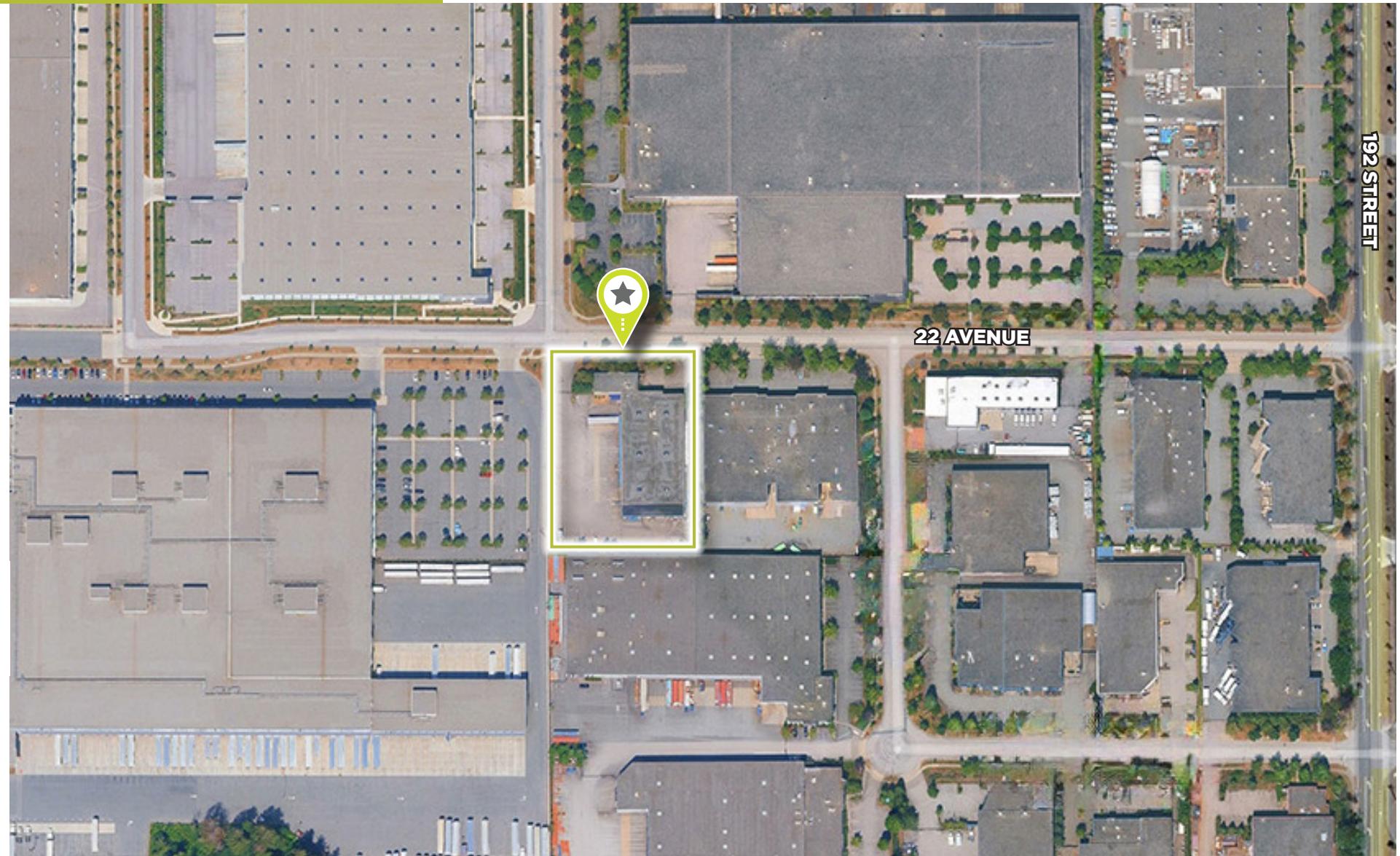
PROPERTY HIGHLIGHTS

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.

Total Area:	22,315 SF on 1.79 acres
Office:	3,841 SF (Main & 2nd Floor on two levels)
Warehouse:	17,671 SF
Mezzanine Storage:	803 SF
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 PSF \$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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